

# UNOFFICIAL COPY

RECORDED AT THE REQUEST OF  
WHEN RECORDED MAIL TO AND  
MAIL TAX BILL TO:

Chicago Dry LL, LLC  
c/o Investcorp International Realty Inc.  
280 Park Avenue, 36th Floor West  
New York, New York 10017



\*1806745043D\*

Doc# 1806745043 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. VARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/08/2018 12:43 PM PG: 1 OF 4

THIS DOCUMENT PREPARED BY:

Matthew Cudrin, Esq.  
Bryan Cave LLP  
1290 Avenue of the Americas  
New York, New York 10104

PERMANENT PARCEL NUMBERS:

09-30-300-038-0000

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into this 2nd day of March, 2018, by DB CI II LLC, a Delaware limited liability company having a mailing address at c/o Brennan Investment Group, 9450 W. Bryn Mawr, Suite 750, Rosemont, Illinois 60018 ("Grantor"), to CHICAGO DRY LL, LLC, a Delaware limited liability company having a mailing address at c/o Investcorp International Realty Inc., 280 Park Avenue, 36th Floor West, New York, NY 10017 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does by these presents GRANT, BARGAIN, SELL and CONVEY unto Grantee FOREVER the following described real estate, situated in the City of Des Plaines and the State of Illinois, (the "Property") more particularly described as follows:

See Exhibit A attached hereto and hereby made a part hereof.

Property Address: 55 East Howard Avenue, Des Plaines, Illinois 60018

together with, all and singular, the tenements, hereditaments, easements, rights-of-way, and appurtenances belonging or in anywise appertaining to the same, subject solely to the matters set forth on Exhibit B attached hereto.

AND Grantor, for itself, and its successors and assigns, hereby covenants with Grantee that it has not done or suffered to be done, anything whereby the said real property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor is lawfully seized of said real property in fee simple, subject to the matters set forth on Exhibit B attached hereto; that Grantor has good right and lawful authority to sell and convey said real property, and hereby warrants the title to said real property and will WARRANT AND DEFEND the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

"GRANTOR"

DB CI II LLC, a Delaware limited liability company

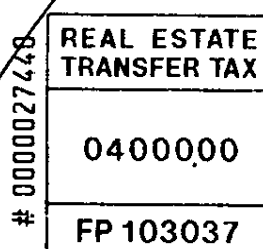
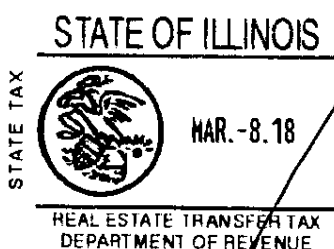
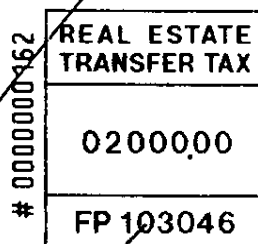
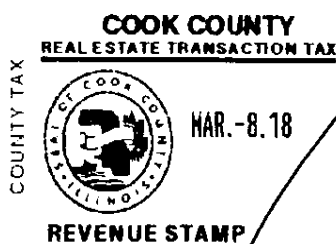
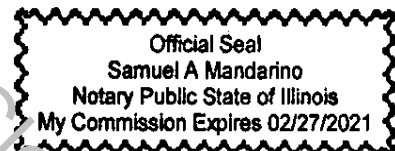
By: [Signature]  
Name: Michael Brennan  
Title: Authorized Signatory

STATE OF IL §  
COUNTY OF Cook §

On February 26, 2018, before me, the undersigned, a notary public in and for said State, personally appeared Michael W. Brennan, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that, by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

[Signature], Notary Public

My Commission Expires:



[Signature Page to Deed (55 East Howard Ave.)]

# UNOFFICIAL COPY

## EXHIBIT A TO DEED

### LEGAL DESCRIPTION OF THE LAND

#### PARCEL 1:

LOT 1 IN J. L. WILLIAMS HOWARD STREET SUBDIVISION, A SUBDIVISION IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 1969 IN BOOK 795, PAGE 19 AS DOCUMENT 20878373, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY NOT NOW IN QUESTION AS RESERVED IN THE WARRANTY DEED FROM CHARLES N. MILLER AND ANNA M. MILLER, HIS WIFE, TO CHICAGO DISTRICT PIPELINE COMPANY, A CORPORATION OF ILLINOIS, DATED APRIL 25, 1957 AND RECORDED APRIL 26, 1957 AS DOCUMENT 16888282 AND RE-RECORDED AUGUST 7, 1957 AS DOCUMENT 16978886, FOR INGRESS AND EGRESS, UTILITY PURPOSES AND CULTIVATION AND LAWN PURPOSES, BEING THAT PART OF THE SOUTH 40 FEET OF THE NORTH 80 FEET OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES WESTERLY OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY AND EASTERLY OF THE WEST LINE OF PARCEL 1 EXTENDED NORTHERLY TO THE NORTH LINE OF SAID QUARTER SECTION, ALL IN COOK COUNTY, ILLINOIS.

Common Address: 55 East Howard Avenue, Des Plaines, Illinois 60018

PIN(S): 09-30-300-038-0000, Vol. 095

# UNOFFICIAL COPY

## EXHIBIT B TO DEED

### PERMITTED EXCEPTIONS

#### 55 East Howard Avenue

1. General real estate taxes for the final installment 2017 and subsequent years are a lien not yet due and payable.
2. Easement recorded September 15, 1970 as document 21264246 in favor of the City of Des Plaines.
3. Easement recorded March 1, 1971 as document 21407918 in favor of Northern Illinois Gas Company.
4. Rights of the adjoining owners in and to the concurrent use of said easement described in Schedule A.
5. Rights of tenants, as tenants only, with no right to purchase, or right of first refusal to purchase under unrecorded leases.
6. The following matters disclosed by an ALTA/NSPS survey made by Commercial Due Diligence Services on 1/31/2018, last revised 3/2/2018, designated Job No. 18-01-0207:014:
  - a. NONE