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WHEN RECORDED MAIL TO AND
MAIL TAX BILL TO:

Doc# 1806706244 Fee \$46.00

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

RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/08/2018 03:57 PM PG: 1 OF 5

THIS DOCUMENT PREPARED BY:

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

PERMANENT PARCEL NUMBERS:

03-35-103-002-0000

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 III 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 Mount Prospect 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: 520 North Business Center Drive, Mount Prospect, Illinois 60056

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.

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

“GRANTOR”

DB CI III LLC, a Delaware limited liability company

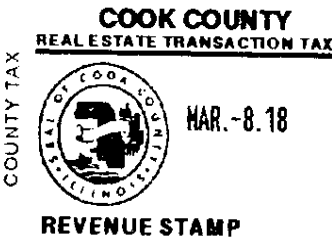
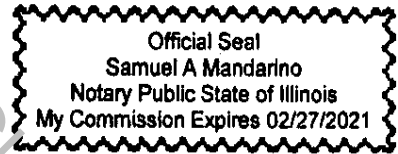
By: *Michael W. Brennan*
 Name: Michael Brennan
 Title: Authorized Signatory

STATE OF IL §
 COUNTY OF Cook §

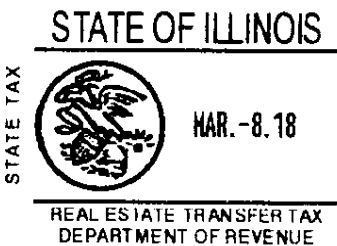
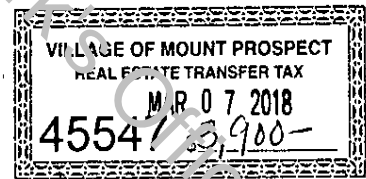
On February 26, 2018, before me, the undersigned, a notary public in and for said State, personally appeared Michael W. Brennan, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged 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.

Samuel A. Mandarino Notary Public

My Commission Expires:



# 0000000171	REAL ESTATE TRANSFER TAX
	0064975
	FP 103046



# 0000027450	REAL ESTATE TRANSFER TAX
	0129950
	FP 103037

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EXHIBIT A TO DEED

LEGAL DESCRIPTION OF THE LAND

LOT 2 IN KENSINGTON CENTER PHASE ONE, BEING A SUBDIVISION IN THE EAST 1/2 OF SECTION 34 AND THE WEST 1/2 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 25173362 ON OCTOBER 2, 1979.

Common Address: 520 North Business Center Drive, Mount Prospect, Illinois 60056

PIN(S): 03-35-102-002-0000, Vol. 235

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**COOK COUNTY
RECORDER OF DEEDS**

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EXHIBIT B TO DEED

PERMITTED EXCEPTIONS

520 North Business Center Drive

1. General real estate taxes for the final installment 2017 and subsequent years are a lien not yet due and payable.
2. Terms, conditions and provisions of Ordinance No. 5742 entitled An Ordinance Granting a Conditional use Permit for Property Located at 520 Business Center Drive Mount Prospect, Illinois, recorded June 30, 2009 as document 0918145071.
3. Terms, conditions and provisions of Resolution No. 51-08 entitled a Resolution in Support of CRP Holdings A-2, LLC 520 Business Center Drive, Mount Prospect, Illinois, Making Application for Cook County Class 6B Tax Abatement recorded December 05, 2008 as document 0834016040.
4. Easement in favor of: Commonwealth Edison Company, an Illinois Corporation and Central Telephone Company, an Illinois Corporation Type of easement: Grant of Easement Recorded: November 26, 1979 Instrument No: 25255540.
5. Terms, conditions, provisions and public utilities in favor of Illinois Bell, Commonwealth Edison, Northern Illinois Gas, and for sewer and drainage easement over the following premises:

20 feet along the West line of the land and utility easements and drainage easement over the following premises: 10.00 feet along the East line of the land as shown on the plat of Kensington Center Phase 1 recorded October 2, 1979 as document 25173362.
6. Grant of easement to the County of Cook, a municipal corporation by Marie Piepenbrink, and others dated November 1, 1937 and recorded September 10, 1941 as document 12753770.
7. Easement Agreement made by and between Northern Illinois Gas Company, a corporation of Illinois, (Grantor) and Brickman Home Builders, a corporation of Illinois (Grantee) dated December 4, 1958 and recorded April 2, 1959 as document 17497800.
8. Grant of permanent easement from Rauenhorst Corporation, a corporation of Minnesota to the Metropolitan Sanitary District of Greater Chicago, a municipal corporation dated July 20, 1979 and recorded August 27, 1979 as document 25118706.
9. Grant of Perpetual Right and Easement in favor of Central Telephone Company of Illinois, and its successors and assigns, recorded August 9, 1994 as document 94706026.
10. Rights of tenants, as tenants only, with no right to purchase, or right of first refusal to purchase under unrecorded leases.
11. 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. 18-01-0207:001:

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- a. Encroachment of part of the building over onto the 10.00 foot easement in favor of the Commonwealth Edison Company and Central Telephone Company recorded as document 25255540 by approximately 2.1 feet

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