

# UNOFFICIAL COPY

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



\*1806706251D\*

Doc# 1806706251 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/08/2018 04:19 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:

03-35-201-011-0000

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## 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: 1441 East 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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EXHIBIT A TO DEED

LEGAL DESCRIPTION OF THE LAND

LOT 404 IN KENSINGTON CENTER-RESUBDIVISION SIXTEEN IN PART OF THE NORTH 1/2 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF FILED ON MARCH 29, 1985 AS LR3427339 AND RECORDED MARCH 29, 1985 AS DOCUMENT 27493606, IN COOK COUNTY, ILLINOIS.

Common Address: 1441 East Business Center Drive, Mount Prospect, Illinois 60056

PIN(S): 03-35-201-011-0000, Vol. 235

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## EXHIBIT B TO DEED

### PERMITTED EXCEPTIONS

#### 1441 East 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. A 10 foot easement over the Northeasterly line of the land and covenants, conditions and restrictions affecting said easement as reserved for and granted to the Commonwealth Edison Company, Cablenet Inc. and Central Telephone Company their successors and assigns, as shown on Plat of Kensington Center-Phase Four filed January 10, 1984 as document LR3349861 and recorded January 20, 1984 as document 26937282 and as shown on Plat of Kensington Center-Resubdivision Sixteen filed and recorded March 29, 1985 as document numbers LR3427339 and 27493606.
3. A 10 foot non-exclusive easement over the Northeasterly line of the land and covenants, conditions and restrictions affecting said easement as reserved for and granted to Cablenet, Inc., its successors and assigns, as shown on Plat of Kensington Center-Phase Four filed January 10, 1984 as LR3349861 and recorded January 20, 1984 as document 26937282 and as shown on Plat of Kensington Center-Resubdivision Sixteen filed and recorded March 29, 1985 as document numbers LR3427339 and 27493606.
4. Easement over the North 10.00 feet of the Southeasterly 40.00 feet of the land and covenants, conditions and restrictions affecting said easement reserved for and granted to the Village of Mt. Prospect, its successors and assigns, as shown on Plat of Kensington Center-Phase Four filed January 10, 1984 as LR3349861 and recorded January 20, 1984 as document 26937282 and as shown on Plat of Kensington Center-Resubdivision Sixteen filed and recorded March 29, 1985 as document numbers LR3427339 and 27493606 and as set forth in document numbers 26526919 and LR3349860.
5. Terms and provisions of the Drainage, Recreation and Access Easement Agreement in favor of Village of Mount Prospect, an Illinois municipal corporation filed January 10, 1984 as LR3349860 and recorded as document number 26526919.
6. A non-exclusive easement and covenants, conditions and restrictions affecting said easement reserved for Opus Designers, Builders, Developers, Inc., its successors and assigns, as shown on Plat of Kensington Center-Phase Four filed January 10, 1984 as LR3349861 and recorded January 20, 1984 as document 26937282 and as shown on Plat of Kensington Center-Resubdivision Sixteen filed and recorded March 29, 1985 as document numbers LR3427339 and 27493606.
7. Rights of tenants, as tenants only, with no right to purchase, or right of first refusal to purchase under unrecorded leases.
8. The following matters disclosed by an ALTA/NSPS survey made by XCEL Consultants, as coordinated by Commercial Due Diligence Services on 2/6/ 2018, last revised 3/2/2018, designated Job No. 18-01-0207:002:
  - a. NONE