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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



Doc# 1806706255 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/08/2018 04:20 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:

03-35-200-045-0000

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: 1500 Bishop Court, 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 804-A IN KENSINGTON CENTER-RESUBDIVISION TWENTY THREE, IN PART OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF FILED ON JULY 18, 1998 AS LR3724251, IN COOK COUNTY, ILLINOIS.

Common Address: 1500 Bishop Court, Mount Prospect, Illinois 60056

PIN(S): 03-35-200-045-0000, Vol. 235

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EXHIBIT B TO DEED

PERMITTED EXCEPTIONS

1500 Bishop Court

1. General real estate taxes for the final installment 2017 and subsequent years are a lien not yet due and payable.
2. A 40 foot setback line over the North line of Lot 804-A as shown on plat of Kensington Center-Resubdivision Twenty Three filed July 18, 1998 as document LR3724251.
3. A 10 foot easement over the West line of the land and all covenants, conditions and restrictions affecting said easement as reserved for and granted to the Commonwealth Edison Company, the local cable company, and Central Telephone Company, as shown on plat of Kensington Center-Resubdivision Twenty Three filed July 18, 1998 as document LR3724251.
4. A 10 foot easement over the North and East lines of the land and all covenants, conditions and restrictions affecting said easement as reserved for and granted to the Village of Mount Prospect, its successors and assigns, as shown on plat of Kensington Center-Resubdivision Twenty Three, filed July 18, 1988 as Document LR3724251.
5. A 10 foot easement over the Southerly line of the land and all covenants, conditions and restrictions affecting said easement as reserved for and Granted to the Commonwealth Edison Company, Central Telephone Company, the Village of Mount Prospect, the Local Cable Company and Northern Illinois Gas Company, their successors and assigns, as shown on plat of Kensington Center-Resubdivision Twenty Three, filed July 18, 1988 as Document LR3724251.
6. Rights of tenants, as tenants only, with no right to purchase or right of first refusal to purchase under unrecorded leases.
7. 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. 18-01-0207:003:
 - a. NONE