

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



Doc# 1806706261 Fee \$44.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 03/08/2018 04:29 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:

08-35-104-055-0000

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 Elk Grove Village 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: 1855 Greenleaf Avenue, Elk Grove Village, Illinois 60107

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

EXHIBIT A TO DEED

LEGAL DESCRIPTION OF THE LAND

THE WEST 185 FEET OF LOT 20 IN CENTEX INDUSTRIAL PARK UNIT 4, BEING A SUBDIVISION IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CENTEX INDUSTRIAL PARK UNIT 4, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON NOVEMBER 2, 1959 AS DOCUMENT LR1894159, IN COOK COUNTY, ILLINOIS.

Common Address: 1855 Greenleaf Avenue, Elk Grove Village, Illinois 60007

PIN(S): 08-35-104-055-0000

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B TO DEED

PERMITTED EXCEPTIONS

1855 Greenleaf Avenue

1. General real estate taxes for the final installment 2017 and subsequent years are a lien not yet due and payable.
2. Easement for public utilities and drainage over the South 10 feet of the land as shown on the plat of subdivision recorded November 2, 1959 as document 17701036 and filed as document LR1894159.

Easement for public utilities, sewer, water and drainage over the North 25 feet of the land as shown on the plat of said subdivision, recorded November 2, 1959, as document 17701036 and filed as document LR1894159.

Easement as shown on the plat of subdivision aforesaid, for the purpose of installing and maintaining all equipment necessary for the purpose of serving the subdivision and other property with telephone and electric service, together with right to overhang aerial service wires over any part of the land and also with right of access thereto, and providing that no permanent buildings or trees shall be placed on said easement, but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or the rights granted herein, and said easement is also reserved for drainage purposes as granted to the Illinois Bell Telephone Company and the Commonwealth Edison Company and their respective successors and assigns and as shown on the plat of subdivision aforesaid recorded November 2, 1959 as document 17701036 and filed as document LR1894159.

25 foot building line from street line as shown on plat of subdivision, recorded November 2, 1959, as document 17701036 and filed as document LR1894159.

3. Rights of way for railroads, switch tracks or spur tracks, if any, and right of the railroad company to the use, operation, maintenance and repair of same.
4. Rights of tenants, as tenants only, with no right to purchase, or right of first refusal to purchase under unrecorded leases.
5. 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. 18-01-0207:010:
 - a. Asphalt parking encroaches over the Easterly property line by 7.8 feet;
 - b. Chain link fence encroaches over a portion of the Easterly property line;
 - c. Abandoned railroad spur with a railroad box car parking on track