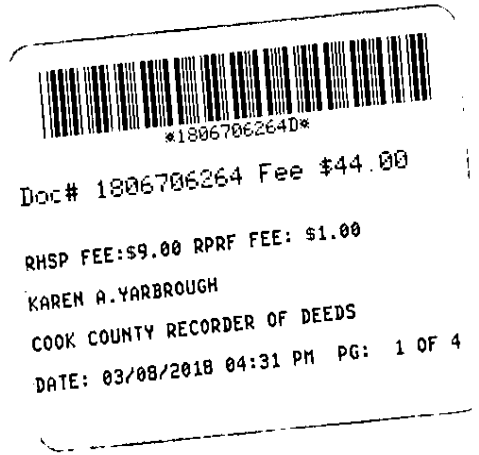


UNOFFICIAL COPY

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



THIS DOCUMENT PREPARED BY:

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

PERMANENT PARCEL NUMBERS:

08-34-102-015-0000

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: 701 Lunt Avenue, Elk Grove Village, Illinois 60007

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 II LLC, a Delaware limited liability company

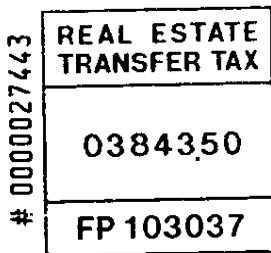
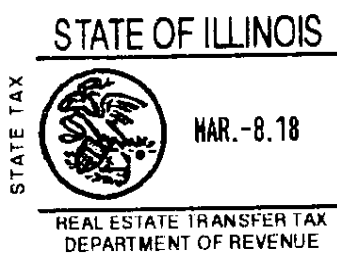
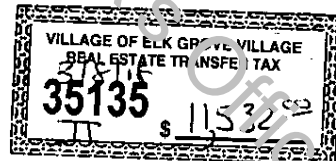
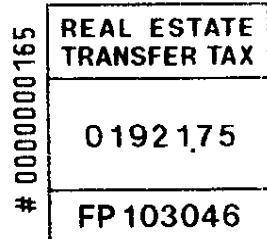
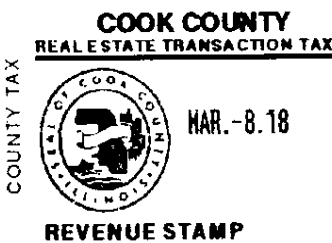
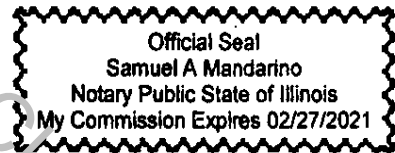
By: [Signature]
 Name: Michael Brennan
 Title: Authorized Signatory

STATE OF Ill. §
 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:



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EXHIBIT A TO DEED

LEGAL DESCRIPTION OF THE LAND

LOT 128 (EXCEPT THE EAST 6.43 FEET THEREOF) IN CENTEX INDUSTRIAL PARK UNIT 94,
BEING A SUBDIVISION IN SECTION 34, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 701 Lunt Avenue, Elk Grove Village, Illinois 60007

PIN(S): 08-34-102-015-0000, Vol. 50

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office

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EXHIBIT B TO DEED

PERMITTED EXCEPTIONS

701 Lunt Avenue

1. General real estate taxes for the final installment 2017 and subsequent years are a lien not yet due and payable.
2. Building line as shown on the Plat of Centex Industrial Park Unit 94, recorded October 8, 1968 as document 20638469.
3. Easement for public utilities, sewer, water and drainage, together with the provisions contained therein, as shown on the Plat of Centex Industrial Park Unit 94, recorded October 8, 1968 as document 20638469.
4. Easement for public utilities and drainage together with the provisions contained therein, as shown on the Plat of Centex Industrial Park Unit 94, recorded October 8, 1968 as document 20638469.
5. Easement in favor of Northern Illinois Gas Company, together with the provisions contained therein, as shown on the Plat of Centex Industrial Park Unit 94, recorded October 8, 1968 as document 20638469.
6. Easement in favor of Illinois Bell Telephone Company and Commonwealth Edison Company, together with the provisions contained therein, as shown on the Plat of Centex Industrial Park Unit 94, recorded October 8, 1968 as document 20638469.
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 Commercial Due Diligence Services on 1/31/2018, last revised 3/2/2018, designated Job No. 18-01-0207:012
 - a. Overhead utility lines, and poles along Westerly boundary of subject property without apparent benefit of easement;
 - b. Telephone box near Southeasterly portion of building without apparent benefit of easement