


# UNOFFICIAL COPY

After recording mail to:

Glenn D. Taxman  
Much Shelist, P.C.  
191 North Wacker Drive, Suite 1800  
Chicago, Illinois 60606

  
\*1821345040\*

Doc# 1821345040 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/01/2018 12:06 PM PG: 1 OF 5

Send subsequent tax bills to:

Elk Grove Holdings, LLC  
1022 East Lancaster Avenue  
Bryn Mawr, Pennsylvania 19010  
Attention: Real Estate Department

## SPECIAL WARRANTY DEED

THIS INDENTURE is made as of July 27, 2018 between BRIXMOR HOLDINGS 1 SPE, LLC, a Delaware limited liability company, formerly known as CENTRO NP HOLDINGS 1 SPE, LLC, a Delaware limited liability company ("**Grantor**"), and ELK GROVE HOLDINGS, LLC, a Delaware limited liability company ("**Grantee**"). For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor REMISES, RELEASES, ALIENS AND CONVEYS to Grantee and to its successors and assigns, FOREVER, all of the following described real estate, situated in Cook County in the State of Illinois, known and described as follows:

See Exhibit A attached hereto and made a part hereof

**Address:** Lot 4, commonly known as a part of 980 Elk Grove Town Center, Elk Grove Village, IL 60007

**P.I.N.(S):** 08-32-202-021-0000 (affects this and other land)

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee and its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the Grantor will WARRANT AND DEFEND said premises against all persons or entities lawfully claiming, or to claim the same, by, through or under Grantor, subject to the matters set forth on Exhibit B attached hereto.

This conveyance is being made by the Grantor, simultaneously with the conveyance of adjoining land to an affiliate of the Grantee. Pursuant to a Letter Agreement between Grantor and Grantee, the consideration for each adjoining parcel is being paid in aggregate, and is reported on one transfer tax declaration.

9/10/18 205  
FIDELITY NATIONAL TITLE

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

BRIXMOR HOLDINGS 1 SPE, LLC, a Delaware limited liability company

By: \_\_\_\_\_  
 Name: Steven Siegel  
 Title: Executive Vice President

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Steven Siegel, the EVP of BRIXMOR HOLDINGS 1 SPE, LLC, a Delaware limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal as of July 2, 2018.



SEAL

Lisa M Quiroga  
 Notary Public

This document was prepared by:

Glenn D. Taxman  
 Much Shelist, P.C.  
 191 North Wacker Drive, Suite 1800  
 Chicago, Illinois 60606

LISA M QUIROGA  
 NOTARY PUBLIC STATE OF NEW YORK  
 QUALIFIED IN NEW YORK COUNTY  
 LIC. #01606257360  
 COMMISSION EXPIRES MARCH 26, 2020

REAL ESTATE TRANSFER TAX		30-JUL-2018
	COUNTY:	1,450.00
	ILLINOIS:	2,900.00
	TOTAL:	4,350.00
08-32-202-021-0000   20180701629945   0-131-348-256		

VILLAGE OF ELK GROVE VILLAGE  
 REAL ESTATE TRANSFER TAX  
36349  
8700.00

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## EXHIBIT A

### LEGAL DESCRIPTION

That certain real property situated in the village of Elk Grove Village, County of Cook, State of Illinois, legally described as follows:

Lot 4 of Elk Grove Town Center Subdivision, being a resubdivision in part of the southwest ¼ of the northeast ¼ of Section 32, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded 8-1-18 as Document No.

1821345039.

Property of Cook County Clerk's Office

**COOK COUNTY  
RECORDER OF DEEDS**

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. REAL ESTATE TAXES FOR THE SECOND INSTALLMENT OF 2017 AND ALL SUBSEQUENT YEARS.
2. SECURITY INTEREST OF MIDCOUNTRY FINANCE, SECURED PARTY, IN CERTAIN DESCRIBED CHATTELS ON THE LAND, AS DISCLOSED BY FINANCING STATEMENT NAMING JCS ELK GROVE, INC. AS DEBTOR RECORDED JULY 22, 2015 AS DOCUMENT NO. 1520315012, FOR COLLATERAL DESCRIBED AS REFRIGERATION EQUIPMENT FOR GROCERY STORE, NO LONGER LOCATED ON PROPERTY.
3. LEASE MADE BY BRIXMOR HOLDINGS 1 SPE, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("LANDLORD") TO BLAZIN WINGS, INC., A MINNESOTA CORPORATION ("TENANT") DATED MARCH 23, 2015, A MEMORANDUM OF WHICH WAS RECORDED APRIL 3, 2015 AS DOCUMENT NO. 1509308093.
4. LEASE MADE BY ELK GROVE TOWN CENTER, L.L.C. TO BOND DRUG COMPANY OF ILLINOIS DATED JULY 11, 1997, A MEMORANDUM OF WHICH WAS RECORDED JULY 24, 1998 AS DOCUMENT NO. 98647061, (AFFECTS LAND AT THE NORTHWEST CORNER OF THE SHOPPING CENTER).
5. GRANT OF EASEMENT MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 7, 1962 AND KNOWN AS TRUST NUMBER 45125 TO COMMONWEALTH EDISON COMPANY, BY GRANT RECORDED OCTOBER 1, 1964 AS DOCUMENT 19261964.
6. EASEMENT MADE BY CHICAGO TITLE AND TRUST, A CORPORATION OF ILLINOIS TO COMMONWEALTH EDISON AND ILLINOIS BELL TO MAINTAIN THEIR RESPECTIVE FACILITIES, BY GRANT RECORDED SEPTEMBER 10, 1969 AS DOCUMENT 20954328.
7. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, AN ILLINOIS CORPORATION, AND ITS SUCCESSORS AND ASSIGNS, BY GRANT RECORDED MARCH 15, 1994 AS DOCUMENT NO. 94234523.
8. TERMS AND CONDITIONS CONTAINED IN AGREEMENT FOR PERMANENT EASEMENT RECORDED NOVEMBER 2, 1994 AS DOCUMENT 94934134, MADE BY AND BETWEEN JOSEPH SERFECZ, MARIA SERFECA, AND FIRST CHICAGO TRUST CO., TRUSTEE OF TRUST NO. 684, GRANTORS, TO THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION.
9. TERMS, PROVISIONS, AND CONDITIONS OF THE REDEVELOPMENT AGREEMENT MADE BY AND BETWEEN THE VILLAGE OF ELK GROVE VILLAGE, AN ILLINOIS MUNICIPAL CORPORATION AND ELK GROVE TOWN CENTER, AND ILLINOIS LIMITED LIABILITY COMPANY RECORDED AUGUST 5, 1997 AS DOCUMENT 97566663.  
FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT RECORDED AUGUST 5, 1997 AS DOCUMENT 97566664.

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10. NO FURTHER REMEDIATION LETTERS MADE BY ILLINOIS ENVIRONMENTAL PROTECTION AGENCY RECORDED MARCH 3, 1998 AS DOCUMENT 98166742 AND MAY 11, 1998 AS DOCUMENT 98385601.
11. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, AND ITS SUCCESSORS AND ASSIGNS, BY GRANT RECORDED MARCH 13, 1998 AS DOCUMENT NO. 98199541.
12. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, AND ITS SUCCESSORS AND ASSIGNS, BY GRANT RECORDED AUGUST 4, 1964 AS DOCUMENT NO. 19203600.  
NOTE: PARTIAL RELEASE AS TO PORTIONS OF THE LAND SUBJECT TO SAID EASEMENT, RECORDED APRIL 2, 1998 AS DOCUMENT NUMBER 98263128.
13. RECIPROCAL EASEMENT AGREEMENT IN FAVOR OF THE LAND SOUTH AND ADJOINING FOR THE PURPOSE OF INGRESS AND EGRESS, PARKING AND UTILITIES, RECORDED AS DOCUMENT NO. 97566670, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.
14. RECIPROCAL EASEMENT AGREEMENT IN FAVOR OF THE LAND WEST AND ADJOINING FOR THE PURPOSE OF INGRESS AND EGRESS AND PARKING, RECORDED AS DOCUMENT NO. 97566666, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.
15. EASEMENT FOR UNDERGROUND PUBLIC UTILITIES AND THE PROVISIONS RELATING THERETO, CONTAINED IN THE PLAT OF ELK GROVE TOWN CENTER SUBDIVISION, RECORDED \_\_\_\_\_ AS DOCUMENT NO. \_\_\_\_\_.
16. COVENANTS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS RECORDED \_\_\_\_\_ AS DOCUMENT NO. \_\_\_\_\_.