

# UNOFFICIAL COPY

Doc#: 1821419043 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/02/2018 09:06 AM Pg: 1 of 4

This document prepared by:

Dec ID 20180701640561

ST/CO Stamp 0-581-138-208 ST Tax \$6,588.00 CO Tax \$3,294.00

Kirkland & Ellis LLP  
300 North LaSalle  
Chicago, IL 60654  
Attn: John G. Caruso, Esq.

After recording send to:

Michele E. Williams, Esq.  
Sheppard Mullin Richter & Hampton LLP  
2099 Pennsylvania Ave, NW, Suite 100  
Washington, D.C. 20006

## SPECIAL WARRANTY DEED

THIS INDENTURE, made on the 31<sup>st</sup> day of July, 2018, by and between **VEE PROPERTIES, LLC**, a Delaware limited liability company ("Grantor"), and **AGNL SUNSCREEN, L.L.C.**, a Delaware limited liability company, whose address is 245 Park Avenue, 24th Floor, New York, NY 10167 ("Grantee").

### WITNESSETH:

THAT Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the said Grantee, its successors and assigns, the lots, tracts or parcels of land lying, being and situated in the County of Cook, State of Illinois, and more fully described on Exhibit "A" attached hereto and incorporated herein by reference, together with all buildings, facilities and other improvements, located thereon.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's successors and assigns forever, the said Grantor hereby covenanting that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's successors and assigns, against the lawful claims and demands of all persons claiming under or through Grantor, but not otherwise, subject to Exhibit "B" attached hereto and incorporated herein.

*(SIGNATURE APPEARS ON FOLLOWING PAGE)*


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(SIGNATURE PAGE TO SPECIAL WARRANTY DEED)

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

**GRANTOR:**

**VEE PROPERTIES, LLC,**  
a Delaware limited liability company

By: 

Name: David Stott  
Its: Authorized Person

Property of Cook County Clerk Office

STATE OF ILLINOIS )

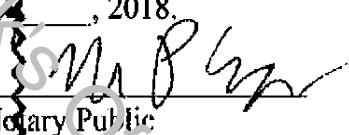
COUNTY OF COOK )

) SS  
)

I, Nora Egan, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David Stott, [personally known] to me to be the Authorized Person of VEE PROPERTIES, LLC, 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 as such David Stott, he/she signed and delivered the said instrument as her free and voluntary act, and as the free and voluntary act and deed of the corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 17 day of July, 2018.





My commission expires: 10/16/21

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 2A:



LOT "D" OF THE PLAT OF RESUBDIVISION OF LOT 4 IN TRACT 2 OF DANSHER INDUSTRIAL PARK, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2B:

LOT "E" OF THE PLAT OF THE RESUBDIVISION OF LOT 4 IN TRACT 2 OF DANSHER INDUSTRIAL PARK, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 5331 Dansher Rd, Countryside, IL 60525  
Cook County

Tax Parcel Nos.: Parcel 2A - 18-09-416-025-0000  
Parcel 2B - 18-09-416-026-0000

| REAL ESTATE TRANSFER TAX  |   | 01-Aug-2018   |          |
|---|---|---------------|----------|
|  |  | COUNTY:       | 3,294.00 |
|   |   | ILLINOIS:     | 6,588.00 |
|   |   | TOTAL:        | 9,882.00 |
| 18-09-416-025-0000  | 20180701640561  | 0-581-138-208 |          |



Mail Tax Bill TO:

AGNL Sunscreen L.L.C.  
C/O Angelo Gordon + Co LP  
245 Park Ave FL 24  
New York New York 1067-0000

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Terms, provisions and conditions contained in Sublease Agreement made by and between United Parcel Service, Inc. and Suburban Bus Division of the Regional Transportation Authority a/k/a Pace, a copy of which was recorded March 13, 2007 as Document 0707234131, and includes the underlying land and other property.
2. Easement for public utilities and drainage, and the easement provisions and grantees as set forth on the plats of subdivision recorded as Document No.'s 0516003054 and 0628934115, over the following: the West and North 7.5 feet and the East 15 feet of Lot 1, and the North 25 feet, the West 7.5 feet, the East 15 feet, and part of the South 7.5 feet of Lot 2. (Affects parcel 1)
3. Building Setbacks and Parking Setbacks as shown on the plats of subdivision recorded as Document No.'s 0516003054 and 0628934115. (For further particulars, see record.) (Affects Parcel 1)
4. Encroachment of a fence located mainly on the land onto land southwest and adjoining by 0.3 feet as disclosed on a survey made by Bock & Clark Corporation dated June 1, 2018, last revised June 6, 2018, Project No. 201802142,001. (Affects Parcel 1)
5. Violation of the 25 foot parking setback line along the southeasterly line by the parking lot as shown on a survey made by Bock & Clark Corporation dated June 1, 2018, last revised June 6, 2018, Project No. 201802142,001. (Affects Parcel 1)
6. Rights of public and quasi-public utilities in the land disclosed by sanitary and storm manholes shown on a survey made by Bock & Clark Corporation dated June 1, 2018, last revised June 6, 2018, Project No. 201802142,001. (Affects Parcel 1)