

Doc#: 1821433152 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/02/2018 10:00 AM Pg: 1 of 3

THIS DOCUMENT WAS
PREPARED BY:

Brennan Investment Group
9450 West Bryan Mawr, Suite 750
Rosemont, IL 60018

AFTER RECORDING
RETURN TO:

Mail Tax Bill to:
Rainy Elk Grove LLC
2500 Lunt Avenue
Elk Grove Village, IL 60007

Dec ID 20180701616559
ST/CO Stamp 1-269-806-880 ST Tax \$650.00 CO Tax \$325.00

[This space reserved for recording data.]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "Deed"), is made as of this 23rd of July, 2018, by DB CI II LLC, a Delaware limited liability company (the "Grantor"), having an office at 9450 W. Bryn Mawr, Suite 750, Rosemont, Illinois 60018, Attn: Michael W. Brennan, to RAINY ELK GROVE LLC, an Illinois limited liability company (the "Grantee"), having an office at 197 Wrenwood Circle, Elgin, Illinois 60124.

WITNESSETH:

That the Grantor for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does GRANT, REMISE, RELEASE, ALIEN, SELL AND CONVEY unto the Grantee and its successors and assigns FOREVER, all of the real estate, situated in the County of Cook and State of Illinois commonly known as 2500 Lunt Avenue, Elk Grove Village, Illinois and legally described on Exhibit A attached hereto and made a part hereof together with the building structures, fixtures, and other improvements located on said real estate (the "Property"), subject only to current taxes and other assessments, reservations, patents and all easements, rights of way, encumbrances, covenants, conditions, restrictions, obligations, and liabilities as may appear of record (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property unto the Grantee and its successors and assigns forever.

Grantor does covenant, promise and agree, to and with the Grantee and its successors and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited, and that it WILL WARRANT AND FOREVER DEFEND the Property against persons lawfully claiming, or to claim the same, by, through or under Grantor but not otherwise, except for claims arising under or by virtue of the Permitted Exceptions.

[Signature Page Follows]


UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents on the date first set forth above.

GRANTOR:

DB CI II LLC,
a Delaware limited liability company

By: DB Chicago Industrial LLC,
a Delaware limited liability company
its Sole Member

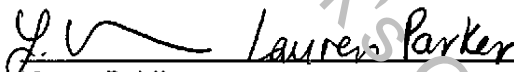
By: 
Michael W. Brennan
Authorized Person

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS

On July 17, 2018 before me, the undersigned, personally appeared Michael W. Brennan, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Witness my hand and official seal.


Notary Public

My Commission expires: 3/14/2021

[SEAL]



REAL ESTATE TRANSFER TAX		01-Aug-2018
	COUNTY:	325.00
	ILLINOIS:	650.00
	TOTAL:	975.00
08-35-202-021-0000 20180701616559 1-269-806-880		

UNOFFICIAL COPY

EXHIBIT A

Legal Description

REAL PROPERTY IN ELK GROVE VILLAGE, COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS:

LOT 15 (EXCEPT THE WEST 1785.85 FEET THEREOF) IN CENTEX INDUSTRIAL PARK UNIT NUMBER 3, BEING A SUBDIVISION IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY ILLINOIS ON MAY 1, 1959 AS DOCUMENT LR1858615 AND RECORDED MAY 1, 1959 AS DOCUMENT 17525861, IN COOK COUNTY, ILLINOIS.

Address: 2500 Lunt Avenue, Elk Grove Village, Illinois 60007

PIN: 08-35-202-021-0000

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