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Doc# 1827134054 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/28/2018 01:52 PM PG: 1 OF 4

Prepared By and
After Recording Return to:

Jana Croft, Esq.
Diamond & Kaplan, P.A.
340 Royal Poinciana Way, Suite 316
Palm Beach, FL 33480

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars (\$10.00), and other valuable considerations, **SVAP III HILLSIDE TOWN CENTER, LLC**, a Delaware limited liability company (“Grantor”), whose address is 340 Royal Poinciana Way, Suite 316, Palm Beach, Florida 33480, does hereby REMISE, RELEASE, ALIENATE AND CONVEY unto **SVAP III HILLSIDE TOWN CENTER TRS, LLC**, a Delaware limited liability company (“Grantee”), whose address is 340 Royal Poinciana Way, Suite 316, Palm Beach, Florida 33480, the following described real property situated in Cook County, Illinois, together with all rights and privileges appurtenant thereto:

See legal description set forth in Exhibit A attached and incorporated by this reference (the “Property”).

PINS: 15-17-405-006-0000

Together with all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property; and abutting properties; all water, water rights, oil, gas or other mineral interests in, on, under or above the Property; and all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property, sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property.

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

And Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, for itself and its successor, that it has not done or suffered to be done, anything whereby the Property hereby granted is encumbered or charged except as herein recited; and that Grantor

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will warrant and defend title to the Property against all persons claiming by, through or under Grantor only and no other, SUBJECT TO: (i) the liens of taxes and assessments not yet due and payable as of the date of delivery of this Special Warranty Deed; (ii) rights, titles or interests in or to the Property disclosed by the public records, (iii) rights or claims of tenants, as tenants only, (iv) zoning, building and other land use laws, ordinances and regulations affecting the Property, and (v) exceptions appearing in the insured Owner's Policy covering the Property issued to Grantee as of the date of the recording of this Special Warranty Deed.

[signature page follows]

Property of Cook County Clerk's Office

15-17-405-006-0060

VILLAGE OF HILLSIDE

9/25/2018



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722184

REAL ESTATE TRANSFER TAX

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Dated this 29th day of September, 2018.

GRANTOR:

SVAP III HILLSIDE TOWN CENTER, LLC,
a Delaware limited liability company

By: Sterling Value Add Investments III, LLC,
a Delaware limited liability company,
its sole member

By: SVAP III GP, LLC,
a Delaware limited liability company,
its manager



By: [Signature]
Name: Dale J. (DJ) Belock
Title: Vice President

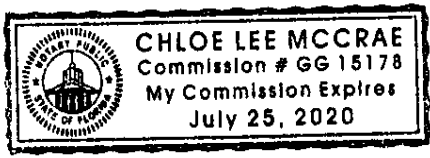
Property of Cook County Clerk's Office

STATE OF Florida)
: ss.
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 25th day of September, 2018, by Dale J. Belock, as Vice President of SVAP III GP, LLC, a Delaware limited liability company, the manager of Sterling Value Add Investments III, LLC, a Delaware limited liability company, the sole member of SVAP III Hillside Town Center, LLC, a Delaware limited liability company, on behalf of said limited liability company.

[Signature]
NOTARY PUBLIC

My Commission Expires:
7.25.20



Send future tax bills to:

SVAP III Hillside Town Center TRS, LLC
c/o The Sterling Organization
340 Royal Poinciana Way, Suite 316
Palm Beach, Florida 33480

Exempt under 35 ILCS 200/31-45, para (e)

By: [Signature]
Vice President of SVAP III GP, LLC

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Exhibit A

Legal Description

PARCEL 1:

LOT 9 IN METRO COMMONS RESUBDIVISION, BEING A RESUBDIVISION OF ALL OF LOTS 8 AND 10 AND PART OF LOT 9 IN METRO COMMONS, A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, PARKING, UTILITIES AND SIGN EASEMENTS GRANTED IN OPERATION AND EASEMENT AGREEMENT DATED DECEMBER 21, 2007, BETWEEN TARGET CORPORATION AND HARRIS, N.A., AS TRUSTEE U/T/A DATED DECEMBER 1, 2001 AND KNOWN AS TRUST NUMBER HTM-1026, FOR HILLSIDE TOWN CENTER, RECORDED JANUARY 2, 2008 AS DOCUMENT NUMBER 0800213028, COOK COUNTY RECORDER OF DEEDS.

Property of Cook County Clerk's Office