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Doc# 1912806022 Fee \$48.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/08/2019 10:44 AM PG: 1 OF 6

1/5
945417

Prepared by:

Marc D. Pfleging
Scannell Properties
8801 River Crossing Boulevard, Suite 300
Indianapolis, IN 46240

Send subsequent tax bills to:

Niles Property Holding Company LLC
Attn: Jill Russo
68 S. Service Road, Suite 120
Melville, NY 11747

After Recording Return to:

Niles Property Holding Company LLC
Attn: Jill Russo
68 S. Service Road, Suite 120
Melville, NY 11747

Above space for Recorder's use only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 3 day of MAY, 2019, by **SCANNELL PROPERTIES #165, LLC**, an Indiana limited liability company, whose principal place of business is 8801 River Crossing Boulevard, Suite 300, Indianapolis, IN 46240, as GRANTOR, to **NILES PROPERTY HOLDING COMPANY LLC**, a Delaware limited liability company, whose address is 68 S. Service Road, Suite 120, Melville, NY 11747, as GRANTEE.

WITNESSETH that Grantor, for good and valuable consideration, receipt of which is acknowledged, remises, releases, aliens, conveys and warrants to Grantee, forever, all the real property (the "Real Estate") located in Cook County, Illinois, more particularly described as on the attached Exhibit A, subject to the exceptions listed in Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Real Estate, together with all rights and appurtenances to the same belonging, unto Grantee and to the successors and assigns of Grantee forever. Grantor hereby covenants with Grantee that Grantor and its successors and assigns will forever warrant and defend the title to the Real Estate unto Grantee and Grantee's successors and assigns forever, against claims of all persons claiming by, through or under Grantor, excepting, however, the Permitted Exceptions. No other covenants or warranties, express or implied, are given by this Special Warranty Deed.

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IN WITNESS WHEREOF, Grantor has set its hand and seal the day and year first above written.

SCANNELL PROPERTIES #165, LLC, an Indiana limited liability company

WITNESS:

Shannon Parkhurst
Printed Name: Shannon Parkhurst

By: *James C. Carlino*
Printed Name: James C. Carlino
Title: Manager

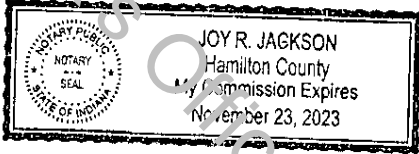
STATE OF INDIANA,)
) SS.
COUNTY OF MARION)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that James C. Carlino, personally known to me to be the Manager of SCANNELL PROPERTIES #165, LLC, an Indiana 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 as such Manager, he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Members of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company; for the uses and purposes therein set forth.

Given under my hand and Official Seal, this 22nd day of April, 2019.

Joy R. Jackson
Notary Public

My Commission Expires: 11/23/23



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Property Address

5959 West Howard Street, Niles, Illinois 60714

Tax Parcel Numbers:

10-29-404-001-0000

10-29-405-001-0000

Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS



COOK COUNTY
RECORDER OF DEEDS

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 1 AND 2 IN HOWARD STREET SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED AUGUST 16, 2017 AS DOCUMENT 1722829025.

REAL ESTATE TRANSFER TAX		07-May-2019	
		COUNTY:	42,131.25
		ILLINOIS:	84,262.50
		TOTAL:	126,393.75
10-29-404-001-0000	20190401656089	0-205-019-040	

VILLAGE OF NILES
 REAL ESTATE TRANSFER TAX
 5/7/19
 5959 Howard
 25570 \$252,789.00

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EXHIBIT A

PERMITTED EXCEPTIONS

1. Easement, grants, restrictions, terms, provisions, conditions, covenants and agreements contained in the following instruments being deed from A.B. Dick and Company:
 - a) Deed recorded December 29, 1950 as document 14981530, and supplemental agreement recorded November 13, 1953 as document 15773966;
 - b) Deed recorded January 2, 1951 as document 14983300;
 - c) Deed recorded October 14, 1971 as document 21670701;
 - d) Deed recorded July 7, 1978 as document 24524220.
2. Grant of 5 foot wide Easement to Public Service Company of Northern Illinois and the terms, provisions and conditions therein as to the right, permission and authority to construct, lay, maintain and renew equipment consisting of gas mains, fixtures and other necessary gas appurtenances with the right of access to the same for maintenance and operation thereof as contained in instrument recorded August 31, 1951 as document 15160264.
3. Grant of 5 foot wide Easement to Illinois Bell Telephone Company and the terms, provisions and conditions therein as to the right, permission and authority to construct, repair, replace, alter, operate and maintain underground wires, cables, conduits and other underground equipment for the furnishing of telephone service as contained in instrument recorded November 2, 1951 as document 15207684 and as amended by instrument recorded September 7, 1977 as document 24094887.
4. Grant of 5 foot wide Easement and the terms, provisions and conditions therein for the construction, maintenance, repair and use of underground pipes, mains, cables, wires and conduits for the furnishing of gas and telephone service as contained in instrument recorded November 8, 1951 as document 15212773.
5. Grant of Easement to Illinois Bell Telephone Company and the terms, provisions and conditions therein as contained in instrument recorded September 7, 1977 as document 24094886.
6. Rights of the public, the State of Illinois and the municipality in and to that part of the land taken, used or dedicated for street purposes as shown in the Plat of Dedication recorded May 22, 1974 as document 22725953; and Plat of Dedication recorded August 26, 2003 as document 0323810046; and Case 76117702 for road widening, being Howard Street, Gross Point Road, N. Menard Avenue and W. Jarvis Avenue.
7. Grant of Easements to Village of Niles and the terms, provisions and conditions therein as contained in instruments recorded August 26, 2003 as documents 0323810044, 0323810045, and recorded August 21, 2003 as document 0323332094.
8. Environmental No Further Remediation letter relating to leaking underground storage tank located on the land, recorded February 2, 2012 as document 1203316027, and the

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terms and conditions thereof.

9. Terms and provisions of Ordinance No. 2016 No. 2016-61, entitled, "Ordinance Approving a Plat of Subdivision as Required in Appendix B, Section XI (C.1)(3)(i) for Property Located at 5757-5959 Howard St., Niles, Illinois, recorded May 16, 2017 as document 1722829024.
10. Terms and provisions of Notice of Watershed management Permit Requirements and Obligations of Perpetual Maintenance & Operation, recorded May 31, 2016 as document 1615245018.
11. Easements for public utilities and drainage, stormwater control and water mains, as shown on Final Plat of Howard Street Subdivision, recorded August 16, 2017 as document 1722829025
12. General real estate taxes for the year 2018 second installment and the year 2019, a lien not yet due and payable.

Property of Cook County Clerk's Office