

Near North National Title
222 N. LaSalle
Chicago, IL 60601

UNOFFICIAL COPY

DOCUMENT PREPARED BY:
Braham Ketcham, Esq.
DLA Piper LLP
444 West Lake St., Suite 900
Chicago, IL 60606

MAIL TAX BILLS TO:
Golub Real Estate Corp.
625 N. Michigan Ave., Suite 2000
Chicago, IL 60611-3179

RETURN TO:
Kristen A. Bereckis
Near North Title Group LLC
222 N. LaSalle Street, Suite 100
Chicago, IL 60601

EXEMPT PARA. E
35 ILCS 200/31-45

Samal W...
Date: June 29, 2019

1L1904984 10F3



Doc# 1918633083 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/05/2019 10:39 AM PG: 1 OF 5

Above This Line Reserved for Official Use Only

SPECIAL WARRANTY DEED

TFO REVA GOLUB IT, LLC, a Delaware limited liability company ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain and sell to TFO REVA GOLUB IT 2.0, LLC, a Delaware limited liability company ("Grantee"), with an address at 625 N. Michigan Ave., Suite 2000, Chicago, IL 60611, Attn: Adam M. Short, (i) all that real property situated in the County of Cook, State of Illinois and more particularly described on Exhibit A attached hereto and made a part hereof for all purposes, (ii) together with all improvements and related amenities located in and on such real property, (iii) easements, if any, benefiting such real property, and (iv) all rights and appurtenances, if any, pertaining to such real property, including any right, title and interest of Grantor in and to adjacent streets, alleys or rights-of-way (collectively, the "Property").

This Deed is made and accepted expressly subject to the matters set forth in Exhibit B attached hereto and made a part hereof for all purposes (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, subject to the Permitted Encumbrances, together with all and singular the rights and appurtenances belonging in any way to the Property, unto Grantee, its successors and assigned forever, and Grantor binds itself and its successors and assigns to warrant and forever defend all and singular the Property, subject to the Permitted Encumbrances, to Grantee, its successors and assigns against every person lawfully claiming or to claim all or any part of the Property, by, through or under Grantor, but not otherwise.

(SIGNATURE PAGE FOLLOWS)

S
P
L
M
SC
E
INT

UNOFFICIAL COPY

EXHIBIT A

Legal Description

PARCEL A:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NORTH DELPHIA AVENUE, AS PER DOCUMENT 20512648; WITH THE NORTH LINE OF THE SOUTH 50.0 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE NORTH 88 DEGREES, 10 MINUTES, 00 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH 50.0 FEET AFORESAID, A DISTANCE OF 475.0 FEET; THENCE NORTH 01 DEGREES, 50 MINUTES, 00 SECONDS WEST, A DISTANCE OF 459.75 FEET TO THE NORTH LINE OF THE SOUTH 510.03 FEET, (AS MEASURED ON THE WEST LINE) OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AFORESAID; THENCE SOUTH 88 DEGREES, 10 MINUTES, 00 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH 510.03 FEET AFORESAID, A DISTANCE OF 196.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES, 04 MINUTES, 44 SECONDS WEST, A DISTANCE OF 119.34 FEET; THENCE SOUTH 88 DEGREES, 10 MINUTES, 00 SECONDS WEST, A DISTANCE OF 267.80 FEET TO THE EAST LINE OF NORTH DELPHIA AVENUE, AS PER DOCUMENT 20512648; THENCE NORTH 00 DEGREES, 04 MINUTES, 44 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 14.34 FEET; THENCE NORTH 88 DEGREES, 10 MINUTES, 00 SECONDS EAST, A DISTANCE OF 5.0 FEET TO ANOTHER EAST LINE OF NORTH DELPHIA AVENUE AFORESAID; THENCE NORTH 00 DEGREES, 04 MINUTES, 44 SECONDS EAST ALONG SAID EAST LINE AND ITS NORTHERLY EXTENSION, A DISTANCE OF 105.00 FEET TO THE NORTH LINE OF THE SOUTH 510.03 FEET AFORESAID; THENCE SOUTH 88 DEGREES, 10 MINUTES, 00 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 33.02 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2 AFORESAID; THENCE NORTH 00 DEGREES, 04 MINUTES, 44 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 123.97 FEET; THENCE NORTH 88 DEGREES, 20 MINUTES, 37 SECONDS EAST, A DISTANCE OF 53.38 FEET; THENCE SOUTH 01 DEGREES, 37 MINUTES, 50 SECONDS EAST, A DISTANCE OF 10.36 FEET; THENCE NORTH 88 DEGREES, 22 MINUTES, 10 SECONDS EAST, A DISTANCE OF 147.54 FEET; THENCE NORTH 01 DEGREES, 46 MINUTES, 55 SECONDS WEST, A DISTANCE OF 9.17 FEET; THENCE NORTH 88 DEGREES, 58 MINUTES, 55 SECONDS EAST, A DISTANCE OF 5.48 FEET; THENCE NORTH 01 DEGREES, 45 MINUTES, 00 SECONDS WEST, A DISTANCE OF 0.20 OF A FOOT; THENCE NORTH 88 DEGREES, 15 MINUTES, 00 SECONDS EAST, A DISTANCE OF 89.36 FEET TO THE EAST LINE OF THE WEST 295.63 FEET AFORESAID; THENCE SOUTH 00 DEGREES, 04 MINUTES, 44 SECONDS WEST LONG SAID EAST LINE, A DISTANCE OF 122.08 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL B:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE EAST LINE OF NORTH DELPHIA AVENUE, AS PER DOCUMENT 20512648, WITH THE NORTH LINE OF THE SOUTH 50.0 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE NORTH 88 DEGREES, 10 MINUTES, 00 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH 50.0 FEET AFORESAID, A DISTANCE OF 475.00 FEET; THENCE NORTH 01 DEGREES, 50 MINUTES, 00 SECONDS WEST, A DISTANCE OF 459.75 FEET TO THE NORTH LINE OF THE SOUTH 510.03 FEET (AS MEASURED ON THE WEST LINE) OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AFORESAID; THENCE SOUTH 88 DEGREES, 10 MINUTES, 00 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH 510.03 FEET AFORESAID, A DISTANCE OF 196.86 FEET; THENCE SOUTH 00 DEGREES, 04 MINUTES, 44 SECONDS WEST, A DISTANCE OF 119.34 FEET; THENCE SOUTH 88 DEGREES, 10 MINUTES, 00 SECONDS WEST, A DISTANCE OF 267.80 FEET TO THE EAST LINE OF NORTH DELPHIA AVENUE, AS PER DOCUMENT 20512648; THENCE SOUTH 00 DEGREES, 04 MINUTES, 44 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 165.66 FEET; THENCE NORTH 88 DEGREES, 10 MINUTES, 00 SECONDS EAST, A DISTANCE OF 5.0 FEET TO ANOTHER EAST LINE OF

UNOFFICIAL COPY

NORTH DELPHIA AVENUE AFORESAID; THENCE SOUTH 00 DEGREES, 04 MINUTES, 44 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 175.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL C:

NON-EXCLUSIVE EASEMENTS AS CREATED, LIMITED AND DEFINED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS MADE BY 8550 BRYN MAWR, L.L.C., RECORDED MARCH 17, 1999 AS DOCUMENT 99260848, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AUGUST 16, 2000 AS DOCUMENT 00629699.

PARCEL D:

NON-EXCLUSIVE EASEMENTS AS CREATED, LIMITED AND DEFINED IN EASEMENT AGREEMENT IN FAVOR OF DRAKE NORTH INC. AND CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 16, 1959 AND KNOWN AS TRUST NO. 40880, RECORDED APRIL 14, 1960 AS DOCUMENT 17829646.

Permanent Index Numbers: 12-02-304-009-0000 and 12-02-304-010-0000

Property Address: 8550 West Bryn Mawr Avenue
Chicago, IL 60631

UNOFFICIAL COPY

EXHIBIT B

PERMITTED ENCUMBRANCES

1. General real estate taxes for the years 2018 (second installment), 2019 and subsequent years not yet due or payable.
2. Easement in favor of Commonwealth Edison Company, for public utility purposes, contained in Electric Facilities Agreement recorded May 28, 1969 as Document 20854586, and the terms and provisions contained therein.
3. Easement in favor of the City of Chicago, its successors and assigns, to install, operate and maintain a water main and water main appurtenances, granted in Plat of Easement recorded June 2, 1960 as Document 17871071, and the further terms and conditions thereof.
4. Easement in favor of Drake North Inc., its successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property for the installation of a sanitary sewer, together with right of access to said equipment, and the provisions relating thereto, contained in the Easement Agreement recorded April 14, 1960 as Document 17829646.
5. Easement to install and maintain all equipment necessary for the purpose of serving the land and other property with gas service, together with right of access to said equipment, as created by Grant to Peoples Gas Light and Coke Co., its successors and assigns, recorded March 24, 1981 as Document 25815135, and the terms and conditions thereof.
6. Declaration of Easements, Covenants and Restrictions made by 8550 Bryn Mawr, L.L.C., recorded March 17, 1999 as Document 99260848, relating in part to the use, occupancy, enjoyment, parking and ingress and egress and signage of the property, and the further terms and conditions thereof.

First Amendment to Declaration of Easements, Covenants and Restrictions recorded August 16, 2000 as Document 00629699.
7. Rights of tenants in possession, as tenants only, pursuant to their leases.