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Doc# 1919306045 Fee \$88.00

THIS INSTRUMENT WAS PREPARED BY:

Daniel Kohn, Esq.
Duane Morris LLC
190 South LaSalle Street, Suite 3700
Chicago, Illinois 60603

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/12/2019 11:42 AM PG: 1 OF 7

MAIL AFTER RECORDING TO:

ExchangeRight Real Estate, LLC
Attn: Rahsaana Allen, Esq.
1055 East Colorado Blvd., Suite 310
Pasadena, CA 91106

CCH1901333-1 LK ① SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 28th day of June, 2019, by 159-80 L.L.C., an Illinois limited liability company ("Grantor"), having an address c/o Midwest Property Group, Ltd., 520 West Erie Street, Suite 430E, Chicago, IL 60654, to EXCHANGERIGHT NET LEASED PORTFOLIO 28 DST, a Delaware statutory trust ("Grantee"), having an address of 1055 East Colorado Blvd., Suite 310, Pasadena, CA 91106.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, his successors and assigns, FOREVER, all the land, situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto and made a part hereof (the "Premises").

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, his heirs/successors and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, his heirs/successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth as "Permitted Title Exceptions" on Exhibit B attached hereto and made a part hereof; and that subject to such Permitted Title Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

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REAL ESTATE TRANSFER TAX

12-Jul-2019



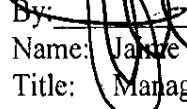
COUNTY: 1,987.50
ILLINOIS: 3,975.00
TOTAL: 5,962.50

27-13-317-001-0000 | 20190601605302 | 0-262-731-872

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents the day and year first above written.

159-80 L.L.C., an Illinois limited liability company

By: 
Name: James J. Javors
Title: Managing Member

MAIL TAX BILLS TO:

ExchangeRight Net Leased Portfolio 28 DST
1055 East Colorado Blvd., Suite 310
Pasadena, CA 91106
Attention: _____

Property of Cook County Clerk's Office

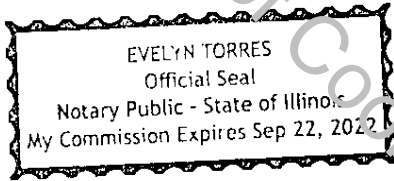
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Evelyn Torres, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Jaime J. Javors, Managing Manager of 159-80 L.L.C., an Illinois limited liability company, 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 he signed and delivered the said instrument as his free and voluntary act in his capacity as Manager, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this ____ day of June, 2019.

[SEAL]



Evelyn Torres
Notary Public

Commission Expires Sep. 22, 2022

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EXHIBIT A

Legal Description

PARCEL 1:

Lot 1 in Final Plat of Lac Subdivision, a part of a tract of land being the North 300.80 feet of the South 300 feet (except the East 648.00 feet) of the West 1/2 of the southwest quarter of Section 13, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded November 21, 1997, as Document Number 97874579, in Cook County, Illinois.

Parcel 1A

Easement for the installation, maintenance, repair and replacement of water drainage systems or structures, detention areas and other public utilities over lots 2 and 3 in the final plat of Lac subdivision, as created by declaration of Covenants, Conditions and Restrictions and easements recorded November 21, 1997, as Document Number 97874580.

Common Property Address: 7960 West 159th Street, Orland Park, Illinois 60462

Permanent Index Nos.: 27-13-317-001,000

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EXHIBIT B

Permitted Title Exceptions

1. Taxes for the year 2019 not yet due or payable.
2. A lease with certain terms, covenants, conditions and provisions set forth herein, dated August 19, 1996, 159-80 L. L. C., an Illinois Limited Liability Company, lessor, Bond Drug Company of Illinois, an Illinois corporation, lessee, recorded on December 31, 1996 as Document No. 96983337, for a term of 60 years.
3. Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for road purposes for W. 159th Street and S. 80th Avenue.
4. Terms, provisions and conditions of the agreement recorded April 1, 1980, as Document Number 25409178.
5. Unrecorded easement as disclosed by utility letter from Commonwealth Edison Company dated December 18, 1996 for existing unrecorded electrical facilities along the North side of 159th street.
6. Easement in favor of Commonwealth Edison Company, an Illinois Corporation, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the and other property, together with the right of access to said equipment, and the provision relating thereto contained in the grant recorded, as Document Number 97785399.
7. Terms, provisions and conditions contained in the development agreement dated June 16, 1997 and recorded July 22, 1997, as Document Number 97528232, made by and between the Village of Orland Park, an Illinois Municipal Corporation, and 159-80 L.L.C., an Illinois Limited Liability Company.
8. Covenants and restrictions and easements (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under chapter 42, section 3607 of the United States code or (b) relates to handicap but does not discriminate against handicapped persons), contained in the declaration recorded November 21, 1997, as Document Number 97874580 which does not contain a reversionary or forfeiture clause.
9. 10-foot utility easement along, across and through the land as shown on plat of subdivision recorded November 21, 1997, as Document Number 97874579.
10. Easement in favor of Village of Orland Park and to Utility Company's including Ameritech, Northern Illinois Gas Company and Commonwealth Edison Company and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the

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right of access to said equipment, and the provisions relating thereto contained in the plat recorded/filed as document no. 97874579.

11. Stormwater detention area across parts of lots 1, 2, and 3 as shown on plat of subdivision recorded November 21, 1997, as Document Number 97874579.
12. The following notations relating to access as shown on plat of subdivision recorded November 21, 1997, as Document Number 97874579, as follows:

Cross Access:

It is hereby acknowledged and agreed by the owners of lots 2 and 3 that no curb cuts shall be permitted from said lots. all curb cuts shall be located on lot 1. Easements are hereby reserved for the benefit of lots 1, 2 and 3 over and across such drives and curb cuts that may be constructed from time to time on lot 1, to provide access from each of lots 2 and 3 to 159th street. In no event may the owner of lots 1 and 2 deny to the owners to lots 2 and 3 access over and across lots 1 and 2 to 159th street.

access to 159th street:

Access to 159th street for lots 1, 2, and 3 shall be from the entrance drive permitted on lot 1.

No additional entrance drives shall be granted for lots 2 and 3.

13. Access easement over lot 1 for the benefit of lots 2 and 3 as contained in declaration recorded November 21, 1997, as Document Number 97874580.
14. The plat of survey by James L. Harpole for Bock & Clark Corporation dated May 16, 2019, Project No. 201901649-001.

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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

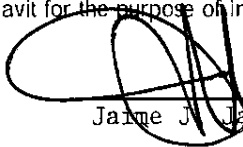
County of Cook

Jaime J. Javors, being duly sworn on oath, states that he resides at Chicago, Illinois. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interest therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-316, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.


Jaime J. Javors

SUBSCRIBED and SWORN to before me

this _____ day of _____, 20____.



