

# UNOFFICIAL COPY

RECORDING REQUESTED BY  
FIDELITY NATIONAL TITLE  
AND WHEN RECORDED MAIL TO:  
FIDELITY NATIONAL TITLE  
ATTN: MICHELLE BURTON  
1 E. WASHINGTON ST., SUITE 450  
PHOENIX, AZ 85004



Doc# 1923306167 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/21/2019 12:39 PM PG: 1 OF 5

Escrow No.: Z1929667

SPACE ABOVE THIS LINE FOR RECORDER'S USE

(CIT, CIL, 192L DBLE)  
(20FL, CSTAT)

SPECIAL WARRANTY DEED

Property of Cook County Clerk's Office

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This instrument was prepared by:

Christopher P. Tessitore, Esquire  
National Retail Properties LP  
450 S. Orange Avenue, Suite 900  
Orlando, Florida 32801

This instrument should be returned to:

Joe Abraham  
Southland Sports Partners LLC  
999 W. Main Street  
West Dundee, Illinois 60118

Mail Tax Bills to:

Same as above

Tax Parcel I.D. No.: 31-22-300-039-0000

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made and executed as of the 12 day of August, 2019, by **NATIONAL RETAIL PROPERTIES, LP**, a Delaware limited partnership, having a mailing address at 450 S. Orange Avenue, Suite 900, Orlando, Florida 32801 (hereinafter referred to as the "**Grantor**") to **SOUTHLAND SPORTS PARTNERS LLC**, an Illinois limited liability company, whose address is 999 West Main Street, West Dundee, Illinois 60118 (hereinafter referred to as the "**Grantee**");

**WITNESSETH:**

THAT the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged by these presents does grant, bargain, sell, remise, release, convey, and confirm unto the Grantee that certain piece, parcel or tract of land situated in Cook County, Illinois, more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

(hereinafter referred to as the "**Property**");

4820-3878-6974, v. 1  
Vacant Property - Matteson, IL

**REAL ESTATE TRANSFER TAX**

21-Aug-2019



|           |        |
|-----------|--------|
| COUNTY:   | 62.50  |
| ILLINOIS: | 125.00 |
| TOTAL:    | 187.50 |

31-22-300-039-0000

| 20190801666163 | 1-053-119-072

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TOGETHER WITH all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the Property in fee simple forever.

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; and that the Grantor fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

THE conveyance made herein, however, is expressly made SUBJECT TO all easements, restrictions, encumbrances and any and all other matters of record, if any, the reference to which shall not operate to reimpose the same.

GRANTEE ON BEHALF OF ITSELF AND ITS SUCCESSORS AND ASSIGNS IN TITLE TO THE PROPERTY, HEREBY VOLUNTARILY AND KNOWINGLY WAIVES, RELEASES AND FOREVER DISCHARGES GRANTOR AND ITS SUCCESSORS AND ASSIGNS FROM AND AGAINST ANY AND ALL RIGHTS, CLAIMS, DEMANDS, CAUSES OF ACTION, PENALTIES, FINES, LIABILITIES, SETTLEMENTS, DAMAGES, COSTS OR EXPENSES OF WHATEVER KIND OR NATURE, EXISTING AND FUTURE, CONTINGENT OR OTHERWISE (INCLUDING ANY ACTION OR PROCEEDING, BROUGHT OR THREATENED, OR ORDERED BY ANY GOVERNMENTAL ENTITY) AT LAW OR IN EQUITY, WHETHER ARISING FROM CONTRACT, TORT, COMMON LAW, OR BY STATUTE, WHETHER MADE, SUFFERED OR INCURRED BY GRANTEE OR ANY OF ITS AGENTS, AFFILIATES, SUCCESSORS AND ASSIGNS AND WHETHER KNOWN OR UNKNOWN AT THE TIME OF THIS INSTRUMENT, WHICH GRANTEE HAS OR MAY HAVE IN THE FUTURE, ARISING OUT OF THE PROPERTY, THE PHYSICAL CONDITION OF THE PROPERTY, OR THE ENVIRONMENTAL CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, (I) ANY CLAIM FOR INDEMNIFICATION, CONTRIBUTION OR OTHERWISE ARISING UNDER ANY HAZARDOUS MATERIALS LAWS OR RELATING TO THE PRESENCE, MISUSE, USE, DISPOSAL, RELEASE OR THREATENED RELEASE OF ANY HAZARDOUS MATERIALS, CHEMICALS OR WASTES AT THE PROPERTY, (II) THE PRESENCE OR ABSENCE OF MOLD, SPORES, FUNGI, POLLEN OR OTHER BOTANICAL ALLERGENS AT THE PROPERTY, OR (III) ANY OTHER CAUSE OF ACTION BASED ON ANY OTHER STATE, LOCAL, OR FEDERAL HAZARDOUS MATERIALS LAW, RULE OR REGULATION. GRANTEE ACKNOWLEDGES AND AGREES THAT THE FOREGOING WAIVER, RELEASE AND DISCHARGE INCLUDES ALL CLAIMS AND MATTERS WHICH ARE UNKNOWN TO GRANTEE AS OF THE DATE OF THIS DEED. GRANTEE FURTHER ASSUMES THE RISK OF CHANGES IN ENVIRONMENTAL OR HAZARDOUS MATERIALS LAWS AS THEY MAY RELATE TO PAST, PRESENT, OR FUTURE ENVIRONMENTAL CONDITIONS AT OR ABOUT THE PROPERTY, AS WELL AS THE RISK THAT ADVERSE PHYSICAL CHARACTERISTICS AND CONDITIONS, INCLUDING THE PRESENCE OF HAZARDOUS MATERIALS, MAY NOT HAVE BEEN REVEALED BY ITS INVESTIGATIONS. THE TERMS AND CONDITIONS SET FORTH IN THIS SECTION ARE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON AND SHALL INURE TO THE BENEFIT OF GRANTOR AND GRANTEE, THEIR SUBSIDIARIES, AFFILIATES, HEIRS, SUCCESSORS AND ASSIGNS.

[Signatures appear on next page.]

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IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

*SDR*  
**NATIONAL RETAIL PROPERTIES, LP,**  
a Delaware limited partnership

By: NNN GP Corp., a Delaware corporation,  
as general partner

*Maria Kostka*  
Name: Maria Kostka

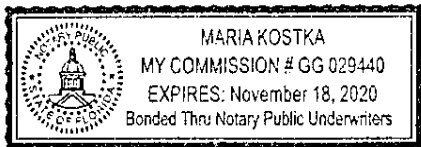
*Christopher P. Tessitore*  
By: \_\_\_\_\_  
Name: Christopher P. Tessitore  
Title: Executive Vice President

(CORPORATE SEAL)

*Ivette Cordova*  
Name: Ivette Cordova

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of August,  
2019 by Christopher P. Tessitore, as Executive Vice President of NNN GP Corp., a Delaware  
corporation, as general partner of NATIONAL RETAIL PROPERTIES, LP, a Delaware limited  
partnership, on behalf of the partnership. He is personally known to me.



*Maria Kostka*  
\_\_\_\_\_  
Notary Public - State of Florida  
Printed Name: Maria Kostka  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

(NOTARY SEAL)

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## EXHIBIT "A"

### LEGAL DESCRIPTION

Lot 2 in the resubdivision of Lot 9 in Lincoln Mall, being a subdivision of part of the Southwest quarter (1/4) of Section 22, Township 35 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded October 30, 1978 as Document 24693781, in Cook County, Illinois.

Property address: 4707 Lincoln Mall Drive, Matteson, Illinois 60443

PN: 01-22-300-039-0000