

# UNOFFICIAL COPY

Send subsequent tax bills to:

Conor Commercial Real Estate LLC  
9500 West Bryn Mawr, Suite 200  
Rosemont, IL 60018

Prepared by and after recording return

to:

Ankur Gupta  
McDermott Will & Emery LLP  
444 W. Lake Street  
Chicago, IL 60606

**SPECIAL  
WARRANTY  
DEED**



\*1924206125D\*

Doc# 1924206125 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/30/2019 04:17 PM PG: 1 OF 4

(Reserved for Recorder's Stamp)

**THIS SPECIAL WARRANTY DEED** is made as of the 29th day of August, 2019, by **H.B. FULLER COMPANY**, a Minnesota corporation ("Grantor"), having an address of 1200 Willow Lake Blvd., St. Paul, MN 55110, to **PALATINE INDUSTRIAL 1, LLC**, a Delaware limited liability company ("Grantee"), having an address of 9500 West Bryn Mawr Avenue, Suite 200, Rosemont, Illinois 60018.

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby **GRANTS, BARGAINS, SELLS, CONVEYS** and **CONFIRMS** unto Grantee and its successors, heirs and assigns, forever, all the following described property (collectively the "Property"):

The real property described on Exhibit A attached hereto

**TO HAVE AND TO HOLD** the Property in fee simple unto Grantee and its successors, heirs and assigns, forever.

**AND** Grantor hereby covenants with Grantee, and its successors, heirs and assigns, that Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, and Grantor makes no covenants or warranties as to the acts of any other person or entity or as to the period prior to its ownership of the Property.

This conveyance is made subject to the permitted exceptions described on Exhibit B attached hereto and incorporated herein by reference.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

**REAL ESTATE TRANSFER TAX**

29-Aug-2019



COUNTY:	2,300.00
ILLINOIS:	4,600.00
TOTAL:	6,900.00

02-23-220-003-0000

| 20190801674850 | 1-115-431-520

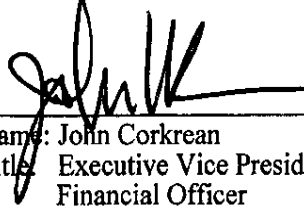
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IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed and delivered by its duly authorized signatory, as of the day and year first above written.

GRANTOR:


H.B. FULLER COMPANY, a Minnesota corporation

By:   
Name: John Corkrean  
Title: Executive Vice President and Chief Financial Officer

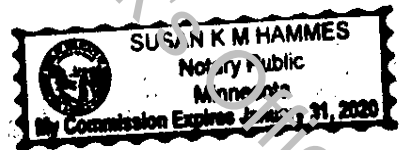
STATE OF MINNESOTA )  
 ) SS.  
COUNTY OF Ramsey )

I, Susan KM Hammes, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that this instrument was acknowledged before me on August 27, 2019, by John Corkrean, the Executive VP & CFO of H.B. FULLER COMPANY, a Minnesota corporation, on behalf of said corporation.

GIVEN under my hand and official seal this 27<sup>th</sup> day of August, 2019.

  
Notary Public

My Commission Expires: January 31, 2020



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## EXHIBIT A

### Legal Description

#### PARCEL 1:

THE WEST 343.21 FEET OF THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY'S RIGHT-OF-WAY AND NORTH OF THE SOUTH 891.04 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23 AFORESAID:

#### PARCEL 2:

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHWESTERLY OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY'S RIGHT-OF-WAY;

EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY THE FOLLOWING:  
THE EAST 293.17 FEET OF THE WEST 636.38 FEET LYING NORTH OF THE SOUTH 523.86 FEET THEREOF; AND

EXCEPTING THE WEST 343.21 FEET LYING NORTH OF THE SOUTH 891.04 FEET THEREOF; AND

EXCEPTING THE EAST 20 FEET OF THE WEST 343.21 FEET OF THE SOUTH 136.50 FEET OF THAT PART LYING NORTH OF THE SOUTH LINE 523.86 FEET THEREOF; AND

EXCEPTING THAT PART DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE WEST ALONG THE SOUTH LINE THEREOF 20.0 FEET; THENCE NORTH ALONG A LINE 20.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE THEREOF 317.54 FEET; THENCE NORTHWESTERLY 214.87 FEET ALONG THE ARC OF A CIRCLE OF 292.94 FEET RADIUS, CONVEX TO THE NORTHEAST AND TANGENT TO THE LAST DESCRIBED LINE TO A POINT ON THE SOUTHWESTERLY LINE OF THE RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE 110.74 FEET TO A POINT ON THE EAST LINE OF SAID PROPERTY; THENCE SOUTH ALONG SAID EAST LINE TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

AND EXCEPTING THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS IN CASE NO. 87 L 51315.

Common Address: 315 S. Hicks, Palatine, IL

PIN: 02-23-220-003-0000; 02-23-220-004-0000; and 02-23-220-006-0000

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## EXHIBIT B

### Permitted Exceptions

1. Real estate taxes not yet due and payable for the year 2019 and thereafter and installments of special assessments (if any) due and payable after the date hereof.
2. Easement in, upon, under, over and along the West 50 feet of the South 500 feet of the land for the purpose of laying, maintaining, operating, removing and replacing gas mains and other necessary gas facilities appurtenant thereto, together with the right of access thereto for said purposes, as created by Grant from H. B. Fuller Company, a corporation of Minnesota, to Northern Illinois Gas Company recorded November 4, 1965 as Document 19640224.
3. Easement in, upon, under, over and along the South 10 feet of the land to install and maintain in all equipment for the purpose of serving the land and other property with telephone and electric service, together with right to access to said equipment as created by Grant from H. B. Fuller Company, a corporation of Minnesota, to the Commonwealth Edison Company and the Illinois Bell Telephone Company recorded December 1, 1965 as Document 19670460.
4. Rights of the public and Village of Palatine as condemned in Case No. 66C01025 in and to a permanent easement over that part of the land described as follows:  
The South 20 feet of the Southwest Quarter of the Northeast Quarter of Section 23-42-10 (Except the East 20 feet thereof)
5. Permanent easement created by Orders entered December 18, 1987 and March 19, 1990 in Case No. 87 L 51315 in favor of the Department of Transportation of the State of Illinois.
6. Grant of Waterline Easement Agreement in favor of Northwest Water Commission recorded May 2, 2017 as Document 1712216103.
7. Rights of way for railroads, switch tracks or spur tracks, if any, and right of the railroad company to the use, operation, maintenance and repair of same.
8. Easement granted by H. B. Fuller Company to Chicago and North Western Railway Company for railroad purposes recorded December 8, 1971 as Document 21739376.
9. Easement Agreement by and among H.B. Fuller Company and Ehrenfried H. Suendermann, Berta Suendermann and Edward Lehman dated January 1, 1996 and recorded March 13, 1996 as Document 96192627, and the terms and conditions contained therein.
10. Rights of the Public, State of Illinois, and the Municipality on and to that part of the land, if any, taken or used for roadway purposes.
11. Easement for ingress and egress reserved in Warranty Deed dated February 18, 1965, recorded February 25, 1965 as Document No. 19391883, over a 26 foot wide strip of land.