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\*1927606105\*

Doc# 1927606105 Fee \$98.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/03/2019 02:50 PM PG: 1 OF 8

After Recording Return to:  
Jaquelin Estrada  
Old Republic National Commercial Title Services  
20 S. Clark Street, Ste 2900  
Chicago, IL 60603

303755NLT 314

1 of 1

**DEED**

dated as of the notary date and effective as of 9/26/19

**FORM FOR USE IN**

AZ, CA, CO, DC, FL, GA, IL, IN, KS, KY, MD, MN, MS,  
NC, NJ, NV, OH, OR, PA, SC, TN, TX, UT, VA, WA & WI

**Prepared under local supervision by (but for KY, MD, NC, NJ, OH, SC & WI):**

Laura Hsu, Esq. @ Simpson Thacher & Bartlett LLP, 425 Lexington Ave, New York, NY 10017 - 212-455-2000

As to KY, MD, NC, NJ, SC & WI:

See annexed Addendum for Preparer

As to OH:

Prepared by Grantor

**Recording requested by and, when recorded, return to:**

Chicago Title #19001622-GLP-NJM, 711 Third Ave, #500, New York, NY 10017 - 212-880-1237

**Real property tax bills to be sent to Grantee as follows:**

BCORE Jupiter NEMW 2 LLC, PO Box A3879, Chicago, IL 60690-3879

**Documentary Transfer Tax Declaration - As to CA only:**

Under penalty of perjury, the undersigned hereby declares that the Documentary Transfer Tax is 0 and "The grantors and the grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R & T 11925(d)".

**Tax-Map-Reference, aka Tax-Lot or Tax-ID, Address &/or Source-Deed, where required:**

See SCHEDULE-A hereto

**Grantor:**

Icon US Industrial Owner Pool 4 Northwest/Midwest, LLC, a Delaware limited liability company, 90 Park Ave, 32nd-FI, New York, NY 10016

**Grantee:**

BCORE Jupiter NEMW 2 LLC, a Delaware limited liability company, 90 Park Ave, 32nd-FI, New York, NY 10016

S ✓  
P 8  
S 1  
M —  
SC —  
E —  
INT. —

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## Nature of Instrument:

This instrument is between related entities without monetary consideration (other than the nominal consideration recited hereinafter) or change in beneficial interest.

## Witnesseth:

That the Grantor, for good and valuable consideration but without monetary consideration (or as otherwise provided on Schedule of Consideration, if annexed) paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, and subject to the Warranty (as set forth and defined hereinafter), does hereby grant, bargain, sell, convey, transfer, assign and warrant (or remise, release and quitclaim as to TN), unto Grantee, all of its estate, right, title and interest in and to that certain plot, piece or parcel of land (together with the buildings and improvements thereon erected) described on SCHEDULE-A hereto (the "Premises").

## Together with:

All right, title and interest (if any) of Grantor in and to any streets, roads, alleys, ways and waters abutting the Premises to the center line thereof, as well as any gaps, strips or gores on, around or within the Premises.

## Together with:

All right, title and interest (if any) of Grantor in and to any hereditaments, privileges, appurtenances and advantages, and all of the estate and rights of Grantor in and to the Premises.

## To have and to hold:

The Premises herein conveyed unto the Grantee, its successors and assigns forever.

## Warranty as to the Premises Conveyed Herein (the "Warranty"):

Notwithstanding anything to the contrary, Grantor only covenants with Grantee, that:

1. Grantor is lawfully seized of the fee simple title;
2. The fee simple title is free from all encumbrances, except (a) easements, covenants, conditions, reservations, restrictions, rights of way, liens, grants, mineral rights, reversionary interests and all other rights, titles or interests in or to the Premises, if any, disclosed by the public records, but only to the extent, the same are valid, existing and affect the Premises, (b) real estate taxes and assessments, both general and special, which may be a lien and which are either (i) not due and payable as of the date of this instrument, or (ii) are due and payable, but not delinquent, as of the date of this instrument.
3. Grantor has a good right and lawful authority to sell and convey the fee simple title.
4. The Premises are further subject to:
  - a. Rights or claims of tenants, if any, as tenants only;
  - c. Matters which would be disclosed by an accurate land survey;
  - d. Zoning, building and other land use laws, ordinances and regulations.

Subject to the foregoing, Grantor warrants the fee simple title to Grantee, and Grantor will defend the fee simple title from all lawful claims of Grantee, against every person whomsoever claiming or to claim the same or any part thereof, by or under Grantor, but not otherwise.

## State Specific Provisions:

See annexed Addendum



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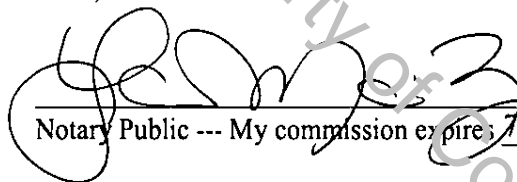
**COUNTY OF NEW YORK, STATE OF NY**

Multi-State-Acknowledgment:

On 8 / 16 /19, before me, the undersigned officer, personally appeared David Levine personally known and acknowledged himself / herself to me (or proved to me on the basis of satisfactory evidence) to be the Managing Director and Vice President of the foregoing executing entity (hereinafter, the "Entity") and that as such officer, being duly sworn, and being authorized to do so pursuant to its bylaws or a resolution, executed, subscribed and acknowledged the due execution of the foregoing instrument for the purposes therein contained, by signing the name of the Entity by himself / herself in his / her authorized capacity as such officer as his / her free and voluntary act and deed and the free and voluntary act and deed of said Entity. \*\*\* Witness my hand and official seal.

Uniform-Acknowledgment (also NY form) --- Supplemental to the foregoing acknowledgment:

On 8 / 16 /19, before me, the undersigned, a Notary Public in and for said State, personally appeared David Levine, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument. \*\*\* Witness my hand and official seal.

  
Notary Public --- My commission expires 7 / 29 / 2023

LAURA MAIO ZIMNOCH  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01MA6395438  
Qualified in Richmond County  
Commission Expires July 29, 2023

Richmond County Clerk's Office

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**Schedule of Consideration (and claimed exemptions):**As to Premises in KY, MD, NC, NJ, NV & PA:

The actual monetary (and taxable, as applicable) consideration is \$0.

As to Premises in FL:

The actual monetary (and taxable, as applicable) consideration is \$0 (and the land is not encumbered by an existing mortgage).

As to Premises in IL:

Exempt under provisions of paragraph "e" section 31-45, Property Tax Code.

As to Premises in IN – Sales Disclosure Form Exemption:

No monetary consideration has been exchanged in connection with this transfer and the transfer is consequently exempt from the filing of a Sales Disclosure Form under Ind. Code §6-1.1-5.5.

As to Premises in KY:

See annexed for additional KY Statutory Exemption Recital

As to Premises in KY:

Grantor and Grantee further certify, pursuant to KRS Chapter 382, that the consideration is \$0, which is the true, correct and full consideration paid for the property herein conveyed, and this instrument is exempt from transfer tax pursuant to KRS 142.050.

As to Premises in MD:

There is no consideration for this instrument and accordingly, this instrument is exempt from recordation and transfer taxes as a deed between related business entities per MD Code, Tax-Property §§12-108(p) and 13-207(a)(9) and [\_\_\_\_ City/County] Code Article [\_\_ § \_\_\_\_].

As to Premises in MN:

This deed transfers real property in exchange for \$500 or less of consideration.

As to Premises in NJ:

This is a conveyance with consideration of less than \$100 (and the land is not encumbered by an existing mortgage).

As to Premises in OR:

The true consideration for this conveyance is \$0 but consists of other good and valuable consideration.


As to Premises in SC:

Exempt under SC Code, 12-2-25 and 12-24-10 from taxation.

As to Premises in VA:

Exempt from recordation tax pursuant to 58.1-811.A.10.

Grantor and Grantee both by:

  
 \_\_\_\_\_  
 David Levine, Managing Director and Vice President

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**SCHEDULE-A:**

See annexed LEGAL-DESCRIPTION of Premises [as well as for Address, Tax-Map-Reference (aka Tax-Pcl-IDs, if required) and/or Source-Deed, where required]

COOK COUNTY  
RECORDER OF DEEDS

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Property of Cook County Clerk's Office

**UNOFFICIAL COPY****LEGAL DESCRIPTION****PARCEL 1:**

THAT PART OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF WEST 73RD STREET (BEING A LINE 1373.0 FEET, MEASURED PERPENDICULARLY, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SECTION 29, AFORESAID) 989.21 FEET WEST OF THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 29, AFORESAID; THENCE SOUTH AT RIGHT ANGLES TO SAID SOUTH LINE OF WEST 73RD STREET AND ALONG THE WEST LINE OF SOUTH MASSASOIT AVENUE, A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; THENCE WEST AT RIGHT ANGLES A DISTANCE OF 401.03 FEET TO THE EAST LINE OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY; THENCE SOUTHERLY ALONG SAID EAST LINE 675.25 FEET TO THE NORTH LINE OF THE SOUTH 135.0 FEET OF THE NORTHEAST 1/4 OF SECTION 29, AFORESAID; THENCE EASTERLY ALONG SAID NORTH LINE 474.08 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF SOUTH MASSASOIT AVENUE, BEING A LINE 66.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE HEREINBEFORE MENTIONED; THENCE NORTH ALONG SAID EXTENDED LINE 310.04 FEET; THENCE WEST AT RIGHT ANGLES 66.0 FEET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF SOUTH MASSASOIT AVENUE; THENCE NORTH AT RIGHT ANGLES AND ALONG SAID SOUTHERLY EXTENSION 366.0 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS:

**PARCEL 2:**

THAT PART OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH EXTENSION OF THE EAST LINE OF SOUTH MASSASOIT AVENUE 866.0 FEET DUE SOUTH OF THE SOUTH LINE OF WEST 73RD STREET; THENCE CONTINUE DUE SOUTH ALONG THE SOUTH EXTENSION OF THE EAST LINE OF SOUTH MASSASOIT AVENUE 310.14 FEET TO THE NORTH LINE OF THE SOUTH 135.0 FEET OF THE NORTHEAST 1/4 OF SECTION 29, AFORESAID; THENCE SOUTH 89 DEGREES 53 MINUTES 18 SECONDS EAST ALONG SAID PARALLEL LINE 42.0 FEET; THENCE DUE NORTH PARALLEL WITH THE SOUTH EXTENSION OF THE EAST LINE OF SOUTH MASSASOIT AVENUE 310.22 FEET TO A POINT 42 FEET DUE EAST OF THE POINT OF BEGINNING; THENCE DUE WEST 42.0 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

THAT PART OF THE FOLLOWING PARCEL OF LAND LYING WEST OF A LINE DRAWN 72.0 FEET, AS MEASURED ALONG THE NORTH LINE THEREOF, EAST OF AND PARALLEL WITH THE MOST WESTERLY LINE THEREOF; SAID PARCEL BEING DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF CENTRAL AVENUE, BEING A LINE 50.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 29, AFORESAID, WITH THE SOUTH LINE OF WEST 73RD STREET, SAID SOUTH LINE BEING A LINE DRAWN 1373.0 FEET (MEASURED PERPENDICULARLY) SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4; THENCE WEST ALONG SAID SOUTH LINE

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FOR A DISTANCE OF 873.21 FEET TO THE EAST LINE OF SOUTH MASSASOIT AVENUE; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTH MASSASOIT AVENUE (BEING A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE OF WEST 73RD STREET), FOR A DISTANCE OF 800.0 FEET TO THE POINT OF BEGINNING OF LAND TO BE DESCRIBED; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 588.0 FEET; THENCE SOUTHEASTERLY 71.02 FEET TO A POINT ON A LINE DRAWN 600.0 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTH MASSASOIT AVENUE, SAID POINT ALSO BEING 870.0 FEET SOUTH OF THE SOUTH LINE OF WEST 73RD STREET, AFORESAID; THENCE SOUTH ALONG SAID 600.00 FOOT PARALLEL LINE FOR A DISTANCE OF 59.63 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG SAID CURVE, CONVEX SOUTHEASTERLY, HAVING A RADIUS OF 273.94 FEET, FOR AN ARC DISTANCE OF 308.70 FEET TO THE NORTH LINE OF THE SOUTH 135.0 FEET OF THE NORTHEAST 1/4 OF SECTION 29 AFORESAID; THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 401.71 FEET TO A POINT ON A LINE DRAWN 42.0 FEET EAST OF AND PARALLEL WITH THE SOUTH EXTENSION OF THE EAST LINE OF SOUTH MASSASOIT AVENUE; THENCE DUE NORTH ALONG SAID PARALLEL LINE 310.22 FEET; THENCE DUE WEST 42.0 FEET TO A POINT ON SAID EXTENSION OF THE EAST LINE OF SOUTH MASSASOIT AVENUE; THENCE DUE NORTH ALONG THE LAST DESCRIBED LINE 66.0 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

PIN #s 19-29-200-040-0000

19-29-200-057-0000

Address: 7400 S. Massasoit Avenue, Bedford Park, IL

COOK COUNTY  
RECORDER OF DEEDS