

# UNOFFICIAL COPY

**AFTER RECORDING  
RETURN TO:** )  
)  
)


Chicago Title Insurance Company )  
711 Third Avenue )  
New York, NY 10017 )  
Attn: Matthew S. Bliwise, Esq. )  
)

**THIS DOCUMENT WAS  
PREPARED BY:** )  
)  
)

Paul Hastings LLP )  
695 Town Center Drive )  
Costa Mesa CA 92626 )  
Attn: John F. Simons, Esq. )  
)

**MAIL SUBSEQUENT TAX  
BILLS TO:** )  
)  
)

TGA Bedford Park LLC )  
c/o Nuveen )  
2300 N. Field Street, Suite 1650 )  
Dallas, TX 75201 )  
Attn: Asset Manager )



Doc# 1930916100 Fee \$88.00  
 RHSP FEE:\$9.00 RPRF FEE: \$1.00  
 EDWARD M. MOODY  
 COOK COUNTY RECORDER OF DEEDS  
 DATE: 11/05/2019 04:05 PM PG: 1 OF 7

[This space reserved for recording data.]

## WARRANTY DEED

**THIS WARRANTY DEED** is made and entered into as of October 30, 2019, by and between **WESTERN A MIDWEST IL, LLC**, a Delaware limited liability company, having an address at c/o Nuveen, 2300 N. Field Street, Suite 1650, Dallas, TX 75201 ("Grantor") and **TGA BEDFORD PARK LLC**, a Delaware limited liability company, having an address at c/o Nuveen, 2300 N. Field Street, Suite 1650, Dallas, TX 75201 ("Grantee").

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby **CONVEY AND WARRANT** to Grantee the real property, situated in the County of Cook, and State of Illinois, commonly known as 5139 and 5151 W. 73<sup>rd</sup> Street, Bedford Park, Illinois and legally described on **Exhibit A**, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of this State.

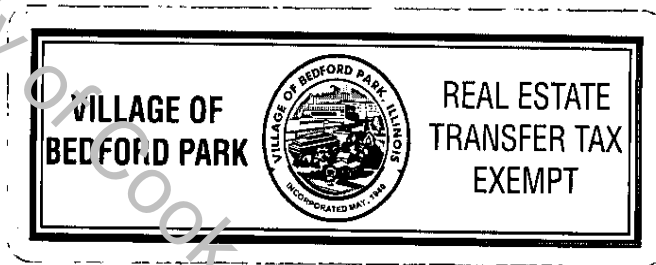
Tax Identification Parcel No. 19-28-200-033-0000 AS TO Parcel 1  
19-28-200-034-0000 AS TO Parcel 2

This conveyance is made and accepted expressly subject to (i) the encumbrances disclosed on



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Exhibit B hereto, (ii) reserved mineral and royalty interests, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State, (iii) all zoning laws, regulations, and ordinances of municipal and/or governmental authorities if any, but only to the extent they are still in effect relating to the herein above described property and (iv) matters that would be disclosed by an accurate survey of the herein described property.



EXEMPT UNDER PROVISIONS OF PARAGRAPH e  
 SECTION 31-45, PROPERTY TAX CODE  
10-30-19 [Signature]  
 DATE BUYER, SELLER, OR REPRESENTATIVE

REAL ESTATE TRANSFER TAX		05-Nov-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
19-28-200-033-0000   20191001631850   0-131-912-032		

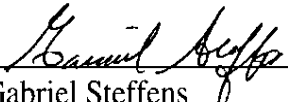
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IN WITNESS WHEREOF, this Warranty Deed has been executed by Grantor to be effective as of the 30th day of October, 2019.

**GRANTOR:**

**WESTERN A MIDWEST IL, LLC,**  
a Delaware limited liability company

By: Nuveen Alternatives Advisors LLC,  
a Delaware limited liability company, its Manager

By:   
Name: Gabriel Steffens  
Title: Assistant Secretary

Property of Cook County Clerk's Office

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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document

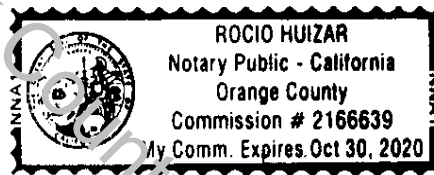
State of California            )  
County of Orange            )

On October 30, 2019 before me, Rocio Huizar, Notary Public, personally appeared Gabriel Steffens, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature Rocio Huizar (Seal)



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## EXHIBIT A LEGAL DESCRIPTION

### **PARCEL 1** (5139 W. 73<sup>rd</sup> Street, Bedford Park, Illinois)

LOT 1 IN BEDFORD PARK COMMERCE CENTER I & II BEING PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 13 EAST HALF OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE FINAL PLAT OF SUBDIVISION RECORDED SEPTEMBER 21, 2005 DOCUMENT NUMBER 0526439064, IN COOK COUNTY, ILLINOIS.

### **PARCEL 2** (5151 W. 73<sup>rd</sup> Street, Bedford Park, Illinois)

LOT 2 IN BEDFORD PARK COMMERCE CENTER I & II BEING PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 13 EAST HALF OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE FINAL PLAT OF SUBDIVISION RECORDED SEPTEMBER 21, 2005 DOCUMENT NUMBER 0526439064, IN COOK COUNTY, ILLINOIS.

Tax Identification Parcel No. 19-28-200-033-0000 AS TO Parcel 1  
19-28-200-034-0000 AS TO Parcel 2

Addresses: 5139 and 5151 W. 73<sup>rd</sup> Street, Bedford Park, Illinois

Property of Cook County Clerk's Office

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## EXHIBIT B ENCUMBRANCES

### AS TO PARCEL 1:

1. GRANT OF EASEMENT DATED NOVEMBER 17, 2005 AND RECORDED ON FEBRUARY 21, 2006 AS DOCUMENT NUMBER 0605253275, MADE BY RIDGE BEDFORD PARK I, LLC TO COMMONWEALTH EDISON COMPANY, AND ILLINOIS BELL TELEPHONE COMPANY, SBC AMERITECH ILLINOIS.
2. EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 0526439064.
3. EASEMENT FOR STORM WATER CONTROL EASEMENT OVER, UPON AND UNDER THE LAND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 0526439064.
4. ACCESS EASEMENT OVER, UPON AND UNDER THE LAND AS SHOWN ON THE PLAT OF PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 0526439064.
5. PARTIES IN POSSESSION UNDER UNRECORDED LEASES.

### AS TO PARCEL 2:

1. GRANT OF EASEMENT DATED NOVEMBER 17, 2005 AND RECORDED ON FEBRUARY 21, 2006 AS DOCUMENT NUMBER 0605253275, MADE BY RIDGE BEDFORD PARK I, LLC TO COMMONWEALTH EDISON COMPANY, AND ILLINOIS BELL TELEPHONE COMPANY, SBC AMERITECH ILLINOIS.
2. EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 0526439064.
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5. PARTIES IN POSSESSION UNDER UNRECORDED LEASES.

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated October 30, 2019

Signature: *Grantor*

Subscribed and sworn to before me  
By the said Grantor  
This 30th, day of October, 2019  
Notary Public *Rocio Huizar*

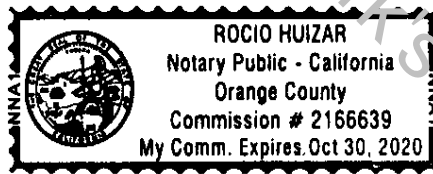


The grantee or his agent affirms and verifies that the name of the Grantee shown on the deed or assignment beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated October 30, 2019

Signature: *Grantee*

Subscribed and sworn to before me  
By the said Grantee  
This 30th, day of October, 2019  
Notary Public *Rocio Huizar*



**Note:** Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C Misdemeanor for the first offence and of a Class A misdemeanor for subsequent offences.

(Add to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)