



20017410600

Doc# 2001741060 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/17/2020 01:34 PM PG: 1 OF 6

This instrument prepared by:
GB Elk Grove 2, LLC
9450 West Bryn Mawr, Suite 750,
Rosemont, Illinois 60018

When recorded mail:
Microsoft Corporation
One Microsoft Way
Redmond, WA 98052
Attn: Lance Alvarez

Mail subsequent tax bills to:
Microsoft Corporation
One Microsoft Way
Redmond, WA 98052
Attn: Tax Dept.

This Space is reserved for Recorder's use only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is being made as of the 15th day of January, 2020, between GB Elk Grove 2, LLC, a Delaware limited liability company, having an address of 9450 West Bryn Mawr, Suite 750, Rosemont, Illinois 60018 ("Grantor"), and Microsoft Corporation, a Washington corporation, having an address of One Microsoft Way, Redmond Washington 98052 ("Grantee"). Grantor, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED AND SOLD, and by these presents does GRANT, BARGAIN AND SELL to Grantee, and its successors and assigns, forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

Together with all and singular tenements, hereditaments and appurtenances belonging thereto, or in any way appertaining thereto, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described premises, with the tenements, hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as described above, with the tenements, hereditaments and appurtenances, in fee simple, unto Grantee, and its successors and assigns, to its own proper use and benefit forever.

And Grantor, for itself and its successors and assigns, does covenant, promise and agree to and with Grantee and its successors and assigns that Grantor has not done, or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or

1ST AM #984910

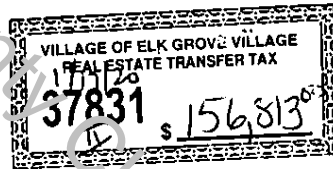
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charged, except as herein recited; and that Grantor is lawfully seized of said real estate in fee simple; and that Grantor has good right and lawful authority to sell and convey said real estate; and that Grantor WILL WARRANT AND DEFEND said premises against all persons lawfully claiming, or to claim the same, by, through and under Grantor, subject only to those matters listed on Exhibit B attached hereto and made a part hereof.

[Signature Page Follows]

Property of Cook County Clerk's Office



REAL ESTATE TRANSFER TAX

17-Jan-2020



COUNTY:	26,135.50
ILLINOIS:	52,271.00
TOTAL:	78,406.50

08-22-303-010-0000

| 20200101685354 | 0-412-136-288


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claiming, or to claim the same, by, through and under Grantor, subject only to those matters listed on Exhibit B attached hereto and made a part hereof.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on and as of the date first above written.

GRANTOR:

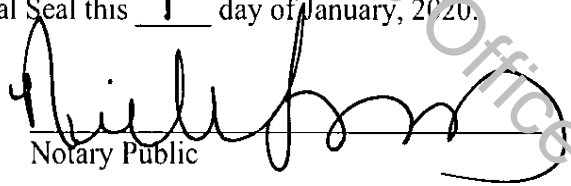
GB ELK GROVE 2, LLC,
a Delaware limited liability company

By: 
Name: Barry P. Marcus
Title: Senior Vice President

~~STATE OF ILLINOIS)~~
~~COUNTY OF COOK)~~
Connecticut
Fairfield)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Barry P. Marcus, the Senior Vice President of GB Elk Grove 2, LLC, a Delaware 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, sealed and delivered the instrument as his free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 9 day of January, 2020.


Notary Public

My commission expires:

Nicole Lamoreaux
NOTARY PUBLIC
State of Connecticut
My Commission Expires 5/31/23

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EXHIBIT A Legal Description

Parcel 1:

LOT 7 IN THE FINAL PLAT OF ELK GROVE TECHNOLOGY PARK RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 19, 2018 AS DOCUMENT NO. 1817016002.

LESS AND EXCEPT that portion of said premises which was conveyed to the Illinois Department of Transportation in the Plat of Dedication recorded December 20, 2019 under Auditor's File No. 1935416001.

Parcel 2:

Perpetual non-exclusive easements for the benefit of Parcel 1 as created by the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Elk Grove Technology Park dated January 15, 2020 and recorded January 17, 2020 as Document Number 2001741039 for a) pedestrian use of the "Nature Trail" and parking in the associated "Nature Trail" parking area, as defined therein (Article 2.1), and b) storm water system (Article 2.3) on, over, upon, across, under and through any portion of the "Non-Building Area" as defined therein.

Commonly known as: "xxx" Innovation Drive, Elk Grove Village, IL

Permanent Tax Parcel No.: 08-22-303-010-0000

The following Permanent Tax Parcel Numbers are the pre-subdivided/underlying Permanent Tax Parcel Numbers and are included herein for reference only:

08-22-303-002-0000, affecting part of the land and other property

08-22-303-009-0000, affecting part of the land and other property

08-22-402-056-0000, affecting part of the land

08-22-402-065-0000, affecting part of the land

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EXHIBIT B Exceptions

1. General taxes for the year 2019, none due and payable, and subsequent years which are not yet ascertainable or payable.
2. Permanent easement granted to the Metropolitan Sanitary District of Greater Chicago to operate, maintain and repair an intercepting sewer along the north side of Oakton Street as contained in grant recorded March 18, 1977 as document 23855799.
3. Building lines as shown on plat recorded as document 21380606 affecting underlying Lot 77 now a part of Parcel 1.
4. Building lines as shown on plat recorded as document 21825349 affecting underlying Lot 77 now a part of Parcel 1.
5. Easements for public utilities, sewer, water and drainage as created by plat recorded as document 21380606 affecting underlying Lot 77 now a part of Parcel 1.
6. Easements for public utilities, sewer, water and drainage as created by plat recorded as document 21825349 affecting underlying Lot 77 now a part of Parcel 1.
7. Restrictions contained on plat of Elk Grove Technology Park Subdivision, recorded as document 1801929127 concerning access to Higgins Road.
8. Terms and provisions of Annexation Agreement made by and among the village of Elk Grove Village, Big Acquisitions, LLC, and others, recorded January 19, 2018 as document 1801929124.

Note: Assignment, Assumption and Consent to GB Elk Grove 1 LLC recorded January 19, 2018 as document 1801929128.
9. 25 foot building setback line as shown on plat of Elk Grove Technology Park Resubdivision recorded as document 1817016002.
10. Easements for the purpose of underground public utilities, sewer, water, drainage, cable tv and private stormwater management and a non-exclusive easement for the purpose of water run-off and an underground stormwater drainage system as shown on plat of Elk Grove Technology Park Resubdivision recorded as document 1817016002.
11. Covenants and restrictions contained in Amended and Restated Declaration of Covenants, Conditions and Restrictions for Elk Grove Village Technology Park recorded January 17, 2020 as document number 2001741060, relating to, among other things, membership in the Elk Grove Technology Park Owners' Association, access and easements.
12. Terms, provisions and conditions relating to the easements described as Parcel 2 contained in the instrument creating such easements. Rights of adjoining owners to the concurrent use of said easements.

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13. Sidewalk easement contained in Plat of Easement recorded on November 22, 2019 as Document No. 1932634075.

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