

# UNOFFICIAL COPY

Doc#: 2003755034 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/06/2020 09:22 AM Pg: 1 of 8

Prepared by:

Ahmad Nofal  
Mayer Brown LLP  
71 South Wacker Drive  
Chicago, IL 60606

Dec ID 20200101697985  
ST/CO Stamp 0-115-022-688 ST Tax \$21,556.00 CO Tax \$10,778.00

After recording return to  
and mail tax bills to:

Bridge Development Partners, LLC  
1000 West Irving Park Road  
Suite 150  
Itasca, Illinois 60143  
Attention: Ken Verne

## Special Warranty Deed

BRIDGE BEDFORD PARK, LLC, an Illinois limited liability company ("Grantor"), whose address for purposes hereof is c/o Bridge Development Partners, LLC, 1000 West Irving Park Road, Suite 150, Itasca, Illinois 60143 for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD, and CONVEYED and does hereby GRANT, SELL and CONVEY unto PPF INDUSTRIAL 6855 W. 65<sup>TH</sup> STREET, LLC, a Delaware limited liability company ("Grantee"), whose address for purposes hereof is c/o Morgan Stanley, 440 South LaSalle Street, Floor 37, Chicago, Illinois 60605, Attention: John C. Schoser, that certain tract or parcel of real property (herein called the "Land") located in Cook County, Illinois, as more particularly described on Exhibit A attached hereto and made a part hereof by this reference, together with all improvements located thereon, and all rights and appurtenances pertaining thereto (the Land, the improvements and all rights and appurtenances are herein collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property unto Grantee and Grantee's successors and assigns forever; and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, subject only to any and all matters listed or contained in Exhibit B labeled "Permitted Exceptions" which is attached hereto, incorporated herein and made a part hereof for all purposes, to the full extent same are valid and subsisting and affect the Property.



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## EXHIBIT A

### Legal Description of Land

#### PARCEL 1:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTH 50 FEET OF SAID QUARTER QUARTER SECTION WHICH IS 25 FEET WEST OF THE EAST LINE THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTH 50 FEET A DISTANCE OF 260.70 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE AFORESAID QUARTER QUARTER SECTION 157.50 FEET; THENCE WESTERLY 158.30 FEET TO A POINT ON THE WEST LINE OF THE EAST 444 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19 AFORESAID, WHICH IS 207.50 FEET SOUTH OF THE NORTH LINE THEREOF; THENCE SOUTH ALONG THE WEST LINE OF THE EAST 444 FEET OF SAID QUARTER QUARTER SECTION 352 FEET TO AN INTERSECTION WITH A CURVED LINE CONVEX TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID CURVED LINE WITH A RADIUS OF 278.94 FEET A DISTANCE OF 66.79 FEET TO THE POINT OF TANGENCY OF SAID CURVED LINE LYING ON THE NORTH LINE OF THE SOUTH 800 FEET OF THE AFORESAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19; THENCE EAST ALONG SAID LINE 352.80 FEET TO THE WEST LINE OF THE EAST 25 FEET OF SAID QUARTER QUARTER SECTION; THENCE NORTH 480.55 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTH 50 FEET OF SAID QUARTER QUARTER SECTION WHICH IS 285.70 FEET WEST OF THE EAST LINE THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTH 50 FEET A DISTANCE OF 429.30 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE SOUTH LINE OF THE NORTH 50 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19, A DISTANCE OF 558 FEET TO THE POINT OF TANGENCY OF A CURVED LINE CONVEX TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG SAID CURVED LINE WITH A RADIUS OF 278.94 FEET, A DISTANCE OF 161.37 FEET TO AN INTERSECTION WITH A DIAGONAL LINE RUNNING ACROSS THE AFORESAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, DRAWN FROM THE NORTHEAST CORNER TO THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTHEASTERLY ALONG SAID DIAGONAL LINE 59.54 FEET TO AN INTERSECTION WITH A CURVED LINE CONCENTRIC WITH AND 18 FEET DISTANT FROM THE CURVED LINE HERETOFORE DESCRIBED; THENCE SOUTHWESTERLY ALONG SAID CURVED LINE WITH A RADIUS OF 296.94 FEET, A DISTANCE OF 43.04 FEET TO AN INTERSECTION WITH A LINE 14 FEET SOUTHEASTERLY FROM AND PARALLEL WITH THE DIAGONAL LINE HERETOFORE DESCRIBED; THENCE NORTHEASTERLY ALONG THE LAST DESCRIBED LINE 133.86 FEET; THENCE

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SOUTHEASTERLY AT RIGHT ANGLES 16 FEET; THENCE NORTHEASTERLY FROM AND PARALLEL WITH THE DESCRIBED DIAGONAL LINE RUNNING ACROSS THE AFORESAID QUARTER QUARTER SECTION 85.99 FEET TO THE POINT OF TANGENCY OF A CURVED LINE CONVEX TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID CURVED LINE WITH A RADIUS OF 278.94 FEET (SAID CURVED LINE BEING ALSO TANGENT TO THE NORTH LINE OF THE SOUTH 800 FEET TO AFORESAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19 AT A POINT 377.90 FEET WEST OF THE EAST LINE OF SAID QUARTER QUARTER SECTION) A DISTANCE OF 151.83 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 444 FEET OF THE QUARTER QUARTER SECTION AFORESAID; THENCE NORTH ALONG THE LAST DESCRIBED LINE 332 FEET TO A POINT 207.50 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19 AFORESAID; THENCE EASTERLY 158.30 FEET TO A POINT ON THE WEST LINE OF THE EAST 285.70 FEET TO SAID QUARTER QUARTER SECTION, WHICH IS 207.50 FEET SOUTH OF THE NORTH LINE THEREOF; THENCE NORTH ALONG THE DESCRIBED LINE 157.50 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 25 FEET WEST OF THE EAST LINE AND 650 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE WEST PARALLEL TO THE SOUTH LINE THEREOF 504.23 FEET; THENCE SOUTHWESTERLY 218.62 FEET ON A CURVED LINE, CURVE CONVEX TO THE NORTHWEST RADIUS 278.94 FEET SAID CURVE BEING TANGENT TO THE LINE 650 FEET NORTH OF THE SOUTH LINE OF THE QUARTER SECTION AFORESAID AND ALSO TANGENT TO A DIAGONAL LINE 30 FEET SOUTHEASTERLY OF AND PARALLEL TO A LINE RUNNING FROM THE NORTHEAST CORNER TO THE SOUTHWEST CORNER OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19; THENCE SOUTHWESTERLY ALONG SAID DIAGONAL LINE 100.66 FEET TO AN INTERSECTION WITH A CURVED LINE, CURVE CONVEX TO THE NORTHWEST RADIUS 296.94 FEET SAID CURVE BEING TANGENT TO A LINE 526 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE AFORESAID QUARTER QUARTER SECTION; THENCE NORTHEASTERLY ALONG SAID CURVE 131.03 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE EASTERLY 40.01 FEET TO A POINT 525 FEET NORTH OF THE SOUTH LINE AND 631.41 FEET WEST OF THE EAST LINE OF THE AFORESAID QUARTER QUARTER SECTION; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 606.41 FEET; THENCE NORTH 125 FEET TO THE PLACE OF BEGINNING.

## PARCEL 4:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 25 FEET WEST OF THE EAST LINE AND 800 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE WEST PARALLEL TO THE SOUTH LINE THEREOF 352.80 FEET; THENCE SOUTHWESTERLY 218.62 FEET ON A CURVED LINE, CURVE CONVEX TO THE NORTHWEST RADIUS 278.94 FEET; SAID CURVE BEING TANGENT TO THE LINE 800 FEET NORTH OF THE SOUTH LINE OF THE QUARTER QUARTER SECTION AFORESAID AND ALSO



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TANGENT TO A DIAGONAL LINE 30 FEET SOUTHEASTERLY OF AND PARALLEL TO A LINE RUNNING FROM THE NORTHEAST CORNER TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19; THENCE SOUTHWESTERLY ALONG SAID DIAGONAL 212.47 FEET TO THE POINT OF TANGENCY OF A CURVED LINE, CURVE CONVEX TO THE NORTHWEST RADIUS 278.94 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 218.62 FEET TO THE POINT OF TANGENCY OF SAID CURVE LYING ON A LINE 650 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION AFORESAID; THENCE EAST ALONG SAID LINE 504.23 FEET TO A POINT 25 FEET WEST OF THE EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTH 150 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Common Street Address: 6855 W. 65<sup>th</sup> Street, Bedford Park, Illinois

PIN: 19-19-117-053 and 19-19-117-013



REAL ESTATE TRANSFER TAX		03-Feb-2020
	COUNTY:	10,778.00
	ILLINOIS:	21,556.00
	TOTAL:	32,334.00
19-19-117-053-0000   20200101697985   0-115-022-688		

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## EXHIBIT B

### Permitted Exceptions

1. General real estate taxes for the year(s) 2019 and subsequent years, a lien not yet due and payable.
2. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Spaceco, Incorporated on January 08, 2020 last revised January 22, 2020, designated 10282.02:
  - (A) Door well extends over the southerly boundary by an undisclosed distance onto the subject property; and
  - (B) Broadband vault in the northeasterly corner does not fall within an easement.
3. Terms, provisions and conditions contained in Environmental Disclosure Document for Transfer of Real Property recorded August 26, 2019 as document 1923834103.
4. The fact, as disclosed by that certain document or documents recorded August 26, 2019 as 1923834103 of Official Records, that some violation of environmental protection laws may have occurred which may affect the land.
5. Terms, provisions and conditions contained in Environmental Disclosure Document for Transfer of Real Property recorded November 05, 2019 as document 1930934110.
6. The fact, as disclosed by that certain document or documents recorded November 05, 2019 as 1930934110 of Official Records, that some violation of environmental protection laws may have occurred which may affect the land.
7. Terms, provisions and conditions contained in Grant of Easement by and between Bridge Bedford Park LLC, an Illinois limited liability company, and Commonwealth Edison Company, an Illinois corporation, and Illinois Bell Telephone Company dba AT&T, an Illinois corporation, recorded January 03, 2020 as document 2000316196.
8. Notice of Watershed Management Permit Requirements and Obligations of Perpetual Maintenance & Operation recorded January 14, 2020 as document 2001422002.

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS     )  
                                   )SS.  
 COUNTY OF COOK        )

John Maduros, as Authorized Signatory for Bridge Bedford Park, LLC, being duly sworn on oath, states that the attached deed is not in violation of Section 1 of the Plat Act (765 ILCS 205/1) for one of the following reasons:

**Section A. Said deed is not applicable as the grantors own no adjoining property to the premises described in said deed.**

**OR**

**Section B. The conveyance falls within one of the following exemptions set forth in the Act at paragraph (b) of 1:**

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configurations of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

***CIRCLE LETTER OR NUMBER WHICH IS APPLICABLE TO ATTACHED DEED.***

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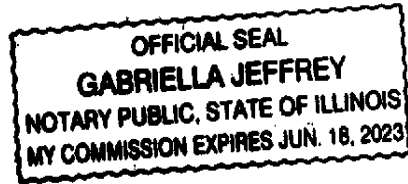
Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois to accept the attached deed for recording.

BRIDGE BEDFORD PARK, LLC,  
an Illinois limited liability company

By: *[Signature]*  
Name: DOMINICUS  
Authorized Signatory

SUBSCRIBED AND SWORN to before me  
This 27 day of DECEMBER, 2020

*[Signature]*  
NOTARY PUBLIC



Property of Cook County Clerk's Office