



Doc# 2006341030 Fee \$88.00

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

EDWARD N. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/03/2020 01:48 PM PG: 1 OF 5

THIS DOCUMENT PREPARED BY:

Fisher Broyles, LLP
4505 North Lincoln Avenue
Chicago, Illinois 60625
Attention: Tarun J. Chandran, Esq.

AFTER RECORDING RETURN TO:

First American Title Co.
2425 E Camelback Rd., Suite 300
Phoenix, AZ 85016
Attn: Sally Pearson

MAIL FUTURE TAX BILLS TO

Applied Acoustics International
1001 State Street
Chicago Heights, IL 60411
Attention: Accounting Department

Common Address:

1001 State Street, Chicago Heights, Illinois 60411

Permanent Tax Numbers:

32-15-301-020 0000 Vol. 11
32-22-100-017-0000 Vol. 15
32-22-100-013-0000 Vol. 15

CITY OF CHICAGO
HGST. TRANSFER TAX

400000 DOLS 00 CT

(above space for Recorder's use only)

SPECIAL WARRANTY DEED

AEP NVH OPCO, LLC, a Delaware limited liability company ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by INDUSTRIAL FREEDOM LLC, a Delaware limited liability company, as to an undivided 80% interest in the Property (as hereinafter defined) and INDUSTRIAL FREEDOM 2 LLC, a Delaware limited liability company, as to an undivided 20% interest in the Property, as tenants in common (collectively, "Grantee"), the receipt and sufficiency of which are hereby acknowledged, does by these presents CONVEY unto Grantee all of Grantor's right, title and interest in and to that certain parcel of land located in Cook County, Illinois and legally described in Exhibit A attached hereto, together with all buildings, improvements and fixtures located thereon and owned by Grantor as of the date hereof and all right, title and interest, if any, that Grantor may have in and to all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title and interest, if

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any, in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (herein collectively called the "Real Property").

This conveyance is made by Grantor and accepted by Grantee subject to all covenants, conditions, restrictions, and other matters listed on **Exhibit B** attached hereto and made a part hereof (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Real Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself to WARRANT AND FOREVER DEFEND the Real Property, the whole or the part thereof, unto Grantee against only those claims and demands, brought by any person or persons lawfully claiming, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

The premises aforesaid is not a Homestead property.

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REAL ESTATE TRANSFER TAX		03-Mar-2020
	COUNTY:	5,000.00
	ILLINOIS:	10,000.00
	TOTAL:	15,000.00
32-15-301-020-0000 20200201620576 1-675-818-848		

Property of Cook County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

THE NORTH 51.2 FEET OF THE WEST 775 FEET (EXCEPT THE WEST 33 FEET THEREOF) OF THE SOUTH 364.2 FEET OF THE SOUTH WEST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL 2:

THAT PART OF THE SOUTH WEST 1/4 OF SECTION 15 AND THE NORTH WEST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE PROPERTY CONVEYED BY DEED RECORDED

AS DOCUMENT NUMBER 16878936, 67 FEET EAST OF THE WEST LINE OF SAID SECTION 15; THENCE EAST ALONG SAID SOUTH LINE AND ITS EXTENSION EASTERLY 833 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SECTIONS 15 AND 22 TO A POINT 327 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 22; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 683 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 85 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 150 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION 22 A DISTANCE OF 65 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 67 FEET TO THE WEST LINE OF SAID SECTION 22; THENCE NORTH ALONG SAID WEST LINE A DISTANCE OF 120 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 67 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTIONS 15 AND 22 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL 3:

A RECTANGULAR TRACT OF LAND LOCATED IN SECTIONS 15 AND 22, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 15, SAID LINE BEING ALSO THE NORTH LINE OF SAID SECTION 22, 900 FEET EASTWARDLY MEASURED ALONG SAID SOUTH LINE FROM THE SOUTH WEST CORNER OF SAID SECTION 15, SAID SOUTH WEST CORNER BEING ALSO THE NORTH WEST CORNER OF SAID SECTION 22; THENCE NORTHWARDLY PARALLEL TO THE WEST LINE OF SAID SECTION 15, 313 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE CHICAGO HEIGHTS TERMINAL TRANSFER RAILROAD COMPANY; THENCE EASTWARDLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ITS EXTENSION EASTWARDLY PARALLEL TO THE SAID WEST LINE 313 FEET TO THE SOUTH LINE OF SAID SECTION 15; THENCE WESTWARDLY ALONG SAID SOUTH LINE TO THE PLACE OF BEGINNING; ALSO BEGINNING AT THE POINT ABOVE DESCRIBED 900 FEET EASTWARDLY MEASURED ALONG THE SAID NORTH LINE FROM THE NORTH WEST CORNER OF SAID SECTION 22; THENCE EASTWARDLY ALONG THE SAID NORTH LINE 200 FEET; THENCE SOUTHWARDLY PARALLEL TO THE WEST LINE OF SAID SECTION 22, 327 FEET; THENCE WESTWARDLY PARALLEL TO THE SAID NORTH LINE 200 FEET; THENCE NORTHWARDLY PARALLEL TO THE WEST LINE OF SAID SECTION 22, 327 FEET TO THE PLACE OF BEGINNING, ALL COOK COUNTY, ILLINOIS.

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EXHIBIT B PERMITTED EXCEPTIONS

1. The lien of any real estate taxes, water and sewer charges, not yet due and payable;
2. Grant from Chicago Heights Terminal Transfer Railroad Company, a corporation of Illinois, to The County of Cook, a body politic and corporate of Illinois, dated December 9, 1955 and recorded May 11, 1956 as Document No. 16578060 of the right to use as a right of way for construction of Portland cement concrete pavement, together with drainage facilities and other highway appurtenances over, under and across the right of way of the railroad company, said grant to continue until said Portland cement concrete pavement, drainage facilities and other highway appurtenances are removed.
3. Unrecorded Grant of Easement dated May 10, 1919 from Chicago Heights Land Association to Public Service Company of Northern Illinois, granting the right, authority and permission to set a line of poles together with crossarms, wires and other equipment over property described as falling "along the East line of State Street in front of the land and other property", as disclosed by Quit Claim Deed recorded December 23, 1986 as document 86613969.
4. Terms and conditions of unrecorded Agreement dated June 30, 1910 by and between Chicago Heights Land Association, Lessee, Chicago Title and Trust Company, Owner, and North Shore Electric Company for permission to erect a line of poles on the East side of State Street along the land and other property and including condition that lessees, their successors and assigns can use said poles for feed wire and telephone wire, as disclosed by Quit Claim Deed recorded December 23, 1986 as document 86613969.
5. Easement granted to Northern Illinois Gas Company recorded November 2, 1984 as Document No. 27321544.
6. Matters that would be shown by an accurate survey.
7. Rights of the Public, the State of Illinois and the Municipality in and to that part of the land, if any, taken or used for road purposes.
8. 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.
9. The Lease of the Property to Grantor.