

# UNOFFICIAL COPY

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Doc# 2006445099 Fee \$88.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
EDWARD M. MOODY  
COOK COUNTY RECORDER OF DEEDS  
DATE: 03/04/2020 02:49 PM PG: 1 OF 5

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

## SPECIAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, that **VK 504 GLENN, LLC**, an Illinois limited liability company (hereinafter the "Grantor"), having its principal place of business at 9500 Bryn Mawr, Suite 340, Rosemont, Illinois 60018, for the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby **GRANTS, BARGAINS AND SELLS** to **CD 210 CHICAGO INFILL PROPERTY LLC**, a Delaware limited liability company (the "Grantee"), having an address of CD 210 Chicago Infill Property LLC, c/o Taurus Investment Holdings, LLC, Two International Place, Suite 2710, Boston, MA 02110, and its successors and assigns forever, the land situated in the County of Cook, State of Illinois described as follows (the "Property"):

UNITS 1, 2 AND 3 IN GLENN AVENUE INDUSTRIAL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND

LOTS 1 AND 2 (EXCEPT THE WEST 32 FEET OF SAID LOT 2) IN BLOCK 3 IN AMERLINE SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 25, 1996 AS DOCUMENT NUMBER 96310956 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

P.I.N. Nos.: 03-11-305-033-1001, 03-11-305-033-1002, and 03-11-305-033-1003

Property Address: 504 Glenn Ave., Wheeling, IL 60090

**TO HAVE AND TO HOLD** the Property, together with all and singular the privileges and appurtenances belonging thereto or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances, unto the said Grantee, its successors and assigns forever.

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Real Estate Transfer Approved

Initials MB Date 3/3/20  
VALID FOR A PERIOD OF THIRTY (30)  
DAYS FROM THE DATE OF ISSUANCE

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Grantor, for itself and its successors, represents and warrants that the Property has not been alienated or encumbered by Grantor in any way whatsoever, **EXCEPT FOR AND SUBJECT TO** those matters described on Exhibit A attached hereto and made a part hereof (the "Permitted Exceptions"); and that Grantor **WILL WARRANT AND DEFEND** the Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to the Permitted Exceptions.

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		02-Mar-2020
	COUNTY:	1,163.50
	ILLINOIS:	2,327.00
	TOTAL:	3,490.50
03-11-305-033-1001	20191201675556	0-440-510-204

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IN WITNESS WHEREOF, VK 504 GLENN, LLC, an Illinois limited liability company has caused this Special Warranty Deed to be executed as of this 28<sup>th</sup> day of February, 2020.

**VK 504 GLENN, LLC,  
an Illinois limited liability company**

By: VK Industrial IV GP, LLC, its manager

By: Venture One VK IV, LLC, its manager

By:   
Roy L. Splansky, Authorized Signatory

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Mail Future Tax Bills To:

CD 210 Chicago Infill Property LLC  
c/o Taurus Investment Holdings, LLC  
Two International Place, Suite 2710  
Boston, MA 02110

STATE OF ILLINOIS            )  
  )  
COUNTY OF COOK            )        SS.

I, the undersigned, a Notary Public in said County in the State aforesaid, **DO HEREBY CERTIFY** that Roy L. Splansky, being the Authorized Signatory of Venture One VK IV, LLC, an Illinois limited liability company, and 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 as such he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 25<sup>th</sup> day of February, 2020.

  
\_\_\_\_\_  
Notary Public

My commission expires:

11/17/23



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## Exhibit A

### Permitted Exceptions

1. Taxes for the year(s) 2019 and 2020.  
2019 final installment and 2020 taxes are not yet due or payable.
2. (A) terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded April 25, 1996 as Document No. 96310956, as amended from time to time; and (B) limitations and conditions imposed by the Condominium Property Act.
3. Rights of the public and quasi public utilities over the Land to maintain the overhead wires along the south and west lines of the land as disclosed by Gremley and Biedermann, Inc., plat of survey dated December 11, 2019 number 2019-27439-001. (Affects common elements)
4. Easement in, upon, under, over and along the South 5 feet of the East 118 feet (except the East 50 feet) of Lot 2 of the Land to install and maintain all equipment for the purpose of serving the Land and other property with the telephone and Electric Service, together with right of access to said equipment, as created by Grant to Commonwealth Edison Company and Illinois Bell Telephone Company recorded June 4, 1970, as document 21175651
5. Existing unrecorded lease in favor of WorldPac, Inc. and all rights thereunder of the lessee and of any person or party claiming by, through or under the lessee.