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Doc#. 2011520051 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/24/2020 09:29 AM Pg: 1 of 4

Dec ID 20200301645774
ST/CO Stamp 2-043-121-888 ST Tax \$3,350.00 CO Tax \$1,675.00

CH1905133LD LK 1 of 3

This instrument prepared by:

Andrew J. Abrams
Selig Law Firm
150 North Riverside Plaza, Suite 1810
Chicago, Illinois 60606

Mail Tax statements and After Recording
Return to:

TCG Elk LLC
40 Grove Street, Suite 250
Wellesley, Massachusetts 02482

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SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 26 day of MARCH, 2020, by **147-225 STANLEY STREET, LLC**, an Illinois limited liability company ("Grantor"), having an address of 200 West Madison, Suite 2800, Chicago, Illinois 60606, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by these presents does hereby GRANT, BARGAIN, SELL, CONVEY AND TRANSFER to **TCG ELK LLC**, a Delaware limited liability company ("Grantee"), having an address of 40 Grove Street, Suite 250, Wellesley, MA 02482 and its successors and assigns, FOREVER, the real property located in the Village of Elk Grove Village, County of Cook, State of Illinois, as more particularly described on Exhibit A attached hereto and made a part hereof (the "Property"), subject to those matters described on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions").

Together with all and singular the hereditaments and appurtenances belonging there, or in any way appertaining, 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 hereditaments and appurtenances.

TO HAVE AND TO HOLD the Property unto Grantee forever in fee simple; subject only to the Permitted Exceptions. Grantor shall warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, except for claims arising under and by virtue of the Permitted Exceptions.

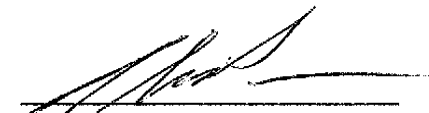
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IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor on and as of the date first above written.

147-225 STANLEY STREET, LLC,
an Illinois limited liability company

By: ACP II Operating Partnership, LLC, a Delaware limited liability company, its sole member

By: Ascendance Manager II, LLC,
an Illinois limited liability company, its manager


By: 
Name: John A. Puntillo
Title: Manager

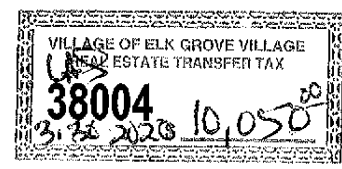
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Raquel E. Cortes, a Notary Public in and for said County in the State aforesaid, do hereby certify that John A. Puntillo, as the Manager of Ascendance Manager II, LLC, an Illinois limited liability company, as Manager of ACP II Operating Partnership, LLC, a Delaware limited liability company, as Member of 147-225 Stanley Street, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and who appeared before me this day in person, and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act and on behalf of the said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 25th day of February, 2020.




Notary Public
My Commission expires: 4/30/22



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 1 IN R & S RESUBDIVISION BEING A RESUBDIVISION OF LOTS 1 AND 2 IN GULLO INTERNATIONAL'S RESUBDIVISION IN THE WEST HALF OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 3 AND 4 IN GULLO INTERNATIONAL'S RESUBDIVISION OF LOT 3 IN GULLO INTERNATIONAL'S OFFICE AND INDUSTRIAL CENTER SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 5 IN GULLO INTERNATIONAL'S RESUBDIVISION OF LOT 3 IN GULLO INTERNATIONAL'S OFFICE AND INDUSTRIAL CENTER BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 701 GULLO AVENUE., 147-151, 187-191, 201-205 AND
221-225 STANLEY STREET, ELK GROVE VILLAGE,
ILLINOIS 60007

PIN: 08-22-302-016-0000, 08-22-302-017-0000, 08-22-302-018-0000, 08-22-302-028-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes not yet due or payable.
2. Building line as shown on plat of subdivision entitled Gullo International's Resubdivision recorded November 25, 1980 as document 25681542 also as shown on Plat of R & S Resubdivision recorded May 18, 1988 as document 88213129 over: The West 25 feet, the East 15 feet and the North 25 feet of Lot 1 in R & S Resubdivision recorded May 19, 1988 as document 88213129.

The West 25 feet and the East 15 feet of Lots 3, 4 and 5 as shown on the Plat of Gullo International's Resubdivision recorded November 25, 1980 as document 25681542.

3. As shown on plat of subdivision entitled Gullo International's Resubdivision recorded November 25, 1980 as document 25681542 the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance of utility easements.
4. Easement in favor of the Illinois Bell Telephone Company, the Commonwealth Edison Company, and Northern Illinois Gas Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the plat recorded/filed as document no. 24941622 entitled Gullo International Office and Industrial Center Subdivision, and as shown on plat of R & S Resubdivision recorded May 19, 1988 as document 88213129 and Plat of Gullo International's Resubdivision recorded November 25, 1980 as document 25681542. affecting the North 25 feet, East 10 feet, and West 25 feet as to Parcel 1 and the East 10 feet and West 25 feet as to Parcel 2 and the East 10 feet and West 25 feet of Parcel 3 of the land.
5. Easement for public utilities, sewer, water and drainage easement as shown on Plat of R & S Resubdivision recorded May 18, 1988 as document 88213129 and as shown on plat of subdivision entitled Gullo International's Resubdivision recorded November 25, 1980 as document 25681542 over the North 25 feet, the West 25 feet and East 10 feet of Parcel 1.
6. Existing unrecorded leases in favor of the following lessees:

Tri Teq Lock & Security
 Precision Ink
 Vida Cabinets
 American Standard Express
 Cincinnati Tool Steel
 Inter-Continental Trading
 Rigali Packaging Products

And all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.