

# UNOFFICIAL COPY

This Document Prepared By:

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630 Dundee Road, Suite 220  
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Doc# 2031917042 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/16/2020 12:22 PM PG: 1 OF 5

And After Recording Return To:

Steven R. Goldberg, Esq.  
Federman Steifman LLP  
220 East 42nd Street, 29th Floor  
New York, New York 10017

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

## SPECIAL WARRANTY DEED

The Grantor, **6532 MENARD, LLC**, an Illinois limited liability company having an address at 2600 Internationale Parkway, Woodridge, Illinois 60517, for and in consideration of TEN AND 00/100 Dollars, and other good and valuable consideration, in hand paid, **GRANTS, BARGAINS, SELLS AND CONVEYS** to **LINEAGE IL BEDFORD PARK RE, LLC**, a Delaware limited liability company ("Grantee"), having an address at c/o Lineage Logistics, 46500 Humboldt Drive, Novi, Michigan 48377, all interest in the following described real estate situated in the County of Cook, in the State of Illinois (the "Property"), to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF



Permanent Real Estate Index No.: 19-21-216-045-0000

Address: 6532 S. Menard Avenue, Bedford Park, Illinois 60638

**TO HAVE AND TO HOLD** the Property, together with all and singular the buildings and improvements erected on the land and all the estate, right, title, interest, property, claim and demand whatsoever of Grantor of, in, and to all ways, streets, alleys, driveways, passages, waters, water courses, rights, liberties, privileges, and appurtenances belonging thereto or in any wise 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.

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 B 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.

THIS IS NOT HOMESTEAD PROPERTY.

REAL ESTATE TRANSFER TAX		03-Nov-2020
	COUNTY:	1,149.50
	ILLINOIS:	2,299.00
	TOTAL:	3,448.50
19-20-216-045-0000   20201001632717   0-604-566-496		



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Dated as of the 2<sup>nd</sup> day of November, 2020.

6532 MENARD, LLC, an Illinois limited liability company

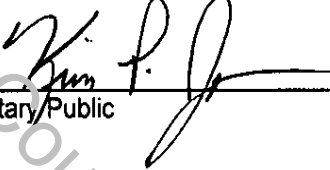


By: \_\_\_\_\_  
Name: John S. Borkowski  
Title: Manager

STATE OF ILLINOIS            )  
  )        SS.  
COUNTY OF DUPAGE        )

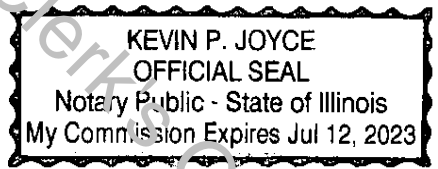
I, the undersigned, a Notary Public in said County in the State aforesaid, DO HEREBY CERTIFY that John S. Borkowski, a Manager of 6532 MENARD, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that as such Manager, he signed and delivered the said instrument pursuant to proper authority, 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 28<sup>th</sup> day of October, 2020.

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

My commission expires: July 12, 2023 [seal]

Mail subsequent tax bills to:  
  
Lineage IL Bedford Park RE, LLC  
c/o Lineage Logistics  
46500 Humboldt Drive  
Novi, MI 48377  
Attention: Real Estate Department



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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

LOT 2 (EXCEPT THAT PART LYING NORTHWEST OF A CURVED LINE CONVEXED NORTHWESTERLY WITH RADIUS OF 191.5 FEET BEING TANGENT TO THE NORTH SIDE OF SAID LOT 2, 191.5 FEET EAST OF THE NORTHWEST CORNER AND RUNNING THENCE SOUTHWESTERLY TO THE WEST SIDE) ALSO THAT PART OF LOT 3 LYING NORTHWEST OF A CURVED LINE CONVEXED NORTHWESTERLY WITH RADIUS OF 191.5 FEET BEING TANGENT TO THE NORTH SIDE OF SAID LOT 3, 191.5 FEET EAST OF THE NORTHWEST CORNER AND RUNNING THENCE SOUTHWESTERLY TO THE WEST SIDE; ALL IN SECOND INDUSTRIAL SUBDIVISION, CLEARING, ILLINOIS, BEING A SUBDIVISION OF THE WEST 678 FEET OF THE EAST 1955 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE NORTH 16 FEET OF LOT 3 (EXCEPT THAT PART LYING WEST OF A CURVED LINE CONVEXED NORTHWESTERLY WITH A RADIUS OF 191.5 FEET BEING TANGENT TO THE NORTH LINE OF SAID LOT 3, 191.5 FEET EAST OF THE NORTHWEST CORNER THEREOF AND RUNNING THENCE SOUTHWESTERLY TO THE SOUTH LINE OF SAID NORTH 16 FEET); ALL IN THE SECOND INDUSTRIAL SUBDIVISION, CLEARING, ILLINOIS, BEING A SUBDIVISION OF THE WEST 678 FEET OF THE EAST 1955 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

THAT PART OF LOTS 1 AND 2 IN SECOND INDUSTRIAL SUBDIVISION, CLEARING, ILLINOIS, A PLAT OF SUBDIVISION OF THE WEST 678 FEET OF THE EAST 1955 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH 43 FEET OF LOT 1 AFORESAID, WHICH IS 220.05 FEET EAST OF THE WEST LINE THEREOF; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 1 TO THE EAST LINE THEREOF; THENCE SOUTH ALONG SAID LINE 43 FEET TO THE EAST CORNER BETWEEN LOTS 1 AND 2 AFORESAID; THENCE WEST ALONG THE LINE BETWEEN SAID LOTS TO THE POINT OF TANGENCY OF A CURVE THAT IS 191.50 FEET EAST OF THE WEST CORNER BETWEEN SAID LOTS 1 AND 2; THENCE SOUTHWESTERLY ALONG A CURVED LINE, CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 191.50 FEET TO AN INTERSECTION WITH THE WEST LINE OF LOT 2 AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 18.50 FEET; THENCE NORTHEASTERLY ON A CURVED LINE, CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 220.22 FEET, A DISTANCE OF 330.80 FEET TO THE POINT OF BEGINNING WHICH IS ALSO THE POINT OF TANGENCY OF THE LAST DESCRIBED CURVE WITH THE NORTH LINE OF THE SOUTH 43 FEET OF LOT 1 IN SECOND INDUSTRIAL SUBDIVISION AFORESAID.

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PARCEL 4:

THAT PART OF LOT 1 LYING NORTH OF THE SOUTH 43 FEET AND EAST OF THE WEST 496.33 FEET IN THE SECOND INDUSTRIAL SUBDIVISION, CLEARING, ILLINOIS, ACCORDING TO A PLAT OF THE SUBDIVISION OF THE WEST 678 FEET OF THE EAST 1955 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED NOVEMBER 14, 1912 AS DOCUMENT 5081284, IN COOK COUNTY, ILLINOIS.

COOK COUNTY  
RECORDER OF DEEDS

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Property of Cook County Clerk's Office

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
2. Easement in favor of Illinois Bell Telephone Company, and its 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 grant recorded February 8, 2001 as Document No. 0010109478.
3. Terms and conditions of the following No Further Remediation Letters:
  - (a) Leaking UST Incident 20010094. Letter recorded June 11, 2008 as document 0816308129.
  - (b) Leaking UST Incident 20071329. Letter recorded June 11, 2008 as document 0816308128 with related document recorded June 11, 2008 as document 0816308130.

Both were the subject of re-recorded 2008 documents, recorded September 29, 2009, and as document 0927234050.
4. An encroachment of the chain link fence situated mainly on the land adjoining to the west of the southwest portion of Parcel 1, as disclosed by Survey made by Manhard Consulting, dated October 16, 2020, project FCL.BP11.05. Said fence is 2.3 and 2.8 feet into west line of Parcel 1.
5. Any claims, notices, proceedings, liens or other encumbrances filed, made or recorded by or on behalf of, or directly or indirectly caused by or arising from the acts or omissions of, Edward Wabick, PW Commercial Real Estate LLC, Paine/Wetzel TCN Worldwide, Paine/Wetzel Associates Inc., Paine/Wetzel Commercial Real Estate or any of their respective officers, directors, members, managers, principals, employees, agents, attorneys or affiliates.