

# UNOFFICIAL COPY



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This document prepared by:

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/16/2020 02:56 PM PG: 1 OF 4

After recording send to:

Eddie E. Frastai, Esq.  
Clifford Chance US LLP  
31 West 52<sup>nd</sup> Street  
New York, New York 10019

Send subsequent tax bills to:

Oak Street Real Estate Capital LLC  
125 S. Wacker Drive, Suite 1220  
Chicago, Illinois 60606

## SPECIAL WARRANTY DEED

**THIS INDENTURE**, made as of November 13, 2020, by and between JCAHIL001 LLC, a Delaware limited liability company ("Grantor"), having an address at 125 S. Wacker Drive, Suite 1220, Chicago, Illinois 60606, and OAK STREET INVESTMENT GRADE NET LEASE FUND SERIES 2020-1, LLC, a Delaware limited liability company ("Grantee"), having an address at 125 S. Wacker Drive, Suite 1220, Chicago, Illinois 60606.

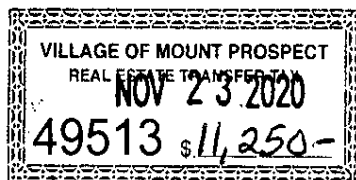
**WITNESSETH:** that for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the City of Mount Prospect, County of Cook, State of Illinois.

For a complete description of the property, see Exhibit A attached hereto and made a part hereof.

**TO HAVE AND TO HOLD** the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its heirs, or successors and assigns in fee simple forever.

This conveyance is made by Grantor and accepted by Grantee subject to and with the benefit of all easements, rights, appurtenances, reservations, rights of way, covenants, conditions, restrictions, and encumbrances of record, if any, in so far as the same are now in force and applicable, and general real estate taxes not delinquent.

S Y  
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Grantor does hereby covenant with Grantee that the title and quiet possession to the hereinabove described property it will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		19-Nov-2020
		COUNTY: 1,875.00
		ILLINOIS: 3,750.00
		TOTAL: 5,625.00
08-23-202-044-0000		20201001638202   1-180-236-768

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**IN WITNESS WHEREOF**, Grantor has caused its name to be duly signed to this Special Warranty Deed the day and year referenced below but to be effective the 13<sup>th</sup> day November, 2020.

JCAHIL001 LLC,  
a Delaware limited liability company

By: \_\_\_\_\_  
James Hennessey  
Authorized Signatory

STATE OF ILLINOIS )

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COOK )

I, Heather Patricia Bear, a Notary Public in and for said County, in said State, hereby certify that James Hennessey whose name as Authorized Signatory of JCAHIL001 LLC, a Delaware limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of November, 2020.

\_\_\_\_\_  
NOTARY PUBLIC

[SEAL]

My Commission Expires: 02/10/2024



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## EXHIBIT A Legal Description

THE NORTH 115.37 FEET OF LOT 1 AND LOT 2 (EXCEPT THE NORTH 100 FEET) IN THE ELMHURST-ALGONQUIN INDUSTRIAL PARK UNIT NUMBER 1, BEING A RESUBDIVISION OF PART OF LOT 3 IN LINNEMAN'S DIVISION IN SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as: 3007 Malmo Drive, Mount Prospect, IL 60056

Permanent Tax Nos.: 08-23-202-044-0000 and 08-23-202-047-0000