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Doc# 2035241073 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/17/2020 12:35 PM PG: 1 OF 7

This document prepared by:
Reed Smith LLP
225 Fifth Avenue
Pittsburgh, PA 15222
Attn: Paul Didomenico, Esq.

After recording, mail to: *Kim McBride*
First American Title Insurance Company
~~30 North LaSalle St., Suite 2700~~
~~Chicago, IL 60602~~ *1480 Birdie Way*
Cherston, IN 46304

Send Subsequent Tax Bills to:
Walgreen Co.
~~104 Wilmot Road~~
~~MS 144G P.O. Box 1159~~
Deerfield, Illinois 60015
Store No. 4355

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 20th day of October, 2020, by and between **BOND DRUG COMPANY OF ILLINOIS, LLC**, an Illinois limited liability company, as successor by merger to Bond Drug Company of Illinois, an Illinois corporation, whose address is 104 Wilmot Road, MS 144G, Deerfield, Illinois 60015 ("**Grantor**") and **WBA PORTFOLIO OWNER NLP GALAXY LLC**, a Delaware limited liability company, whose address is c/o Oak Street Real Estate Capital, LLC, 125 South Wacker Drive, Suite 1220, Chicago, Illinois 60606 ("**Grantee**").

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 Palatine, County of Cook, State of Illinois:

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

This conveyance is made subject to the items listed on Exhibit B attached hereto and made a part hereof.

NCS 1015659-20

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TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances, easements, licenses, privileges and other property interests belonging or appurtenant to such real estate (the real property described on Exhibit A) and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its heirs, or successors and assigns in fee simple forever.

Grantor does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except herein recited, and that it will warrant and defend the Property against persons lawfully claiming, or to claim the same by, through or under Grantor but not otherwise.

Address of Property: 12 North Northwest Highway, Palatine, Illinois

Permanent Real Estate Index Number: 02-14-329-046-0000 Vol. 148

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE FOLLOWS.]

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WITNESS the signature of the Grantor the day and year first above written.

BOND DRUG COMPANY OF ILLINOIS, LLC,
an Illinois limited liability company

By: _____

Name: Richard N. Steiner, its Delegatee
Title: Director and Managing Counsel of
Walgreen Co., an Illinois corporation

Property of Cook County Clerk's Office

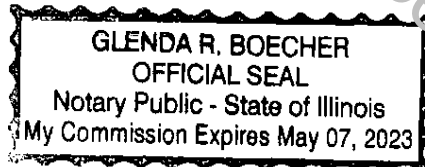
STATE OF ILLINOIS)
)ss.
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard N. Steiner, Director and Managing Counsel of Walgreen Co., an Illinois corporation, as Delegatee of Bond Drug Company of Illinois, LLC, an Illinois limited liability company, 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 he signed, sealed and delivered the said instrument as his free and voluntary act as such Director and Managing Counsel of Walgreen Co., an Illinois corporation, as Delegatee of Bond Drug Company of Illinois, LLC, an Illinois limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of October, 2020.

Notary Public

Commission expires 3/7/2023



[Signature Page to Special Warranty Deed – Store No. 4355 – Palatine, IL]

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EXHIBIT A

Legal Description of Property

[attached]

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

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12 North Northwest Highway
Palatine, Illinois, Store No. 4355



Legal Description

Real property in the City of Palatine, County of Cook, State of Illinois, described as follows:

LOT 1 IN GNI SUBDIVISION 2, RECORDED APRIL 28, 1998 AS DOCUMENT 98343423, A SUBDIVISION IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN.

Address: 12 North Northwest Highway, Palatine, Illinois

Tax Parcel Number: 02-14-329-046-0000 Vol. 148

REAL ESTATE TRANSFER TAX		10-Nov-2020
		COUNTY: 2,897.00
		ILLINOIS: 5,794.00
		TOTAL: 8,691.00
02-14-329-046-0000		20201001631253 1-278-725-088

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EXHIBIT B

Permitted Encumbrances

[attached]

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

Property of Cook County Clerk's Office

12 North Northwest Highway
Palatine, Illinois, Store No. 4335

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Permitted Encumbrances

1. General Real Estate Taxes for tax year 2020 and subsequent years, a lien not yet delinquent.
2. Grants of easement for a water main over the southerly 10 feet of the land and for a water main over the southerly 15 feet of the land made by Foodmaker, Inc., a Delaware corporation, to the Village of Palatine, a Municipality of Cook County recorded June 15, 1979 as document 25006815 and as shown on Plat of Subdivision recorded as document 98343423.
3. Restriction on access to and from the land as per IDOT as set forth in the plat recorded as document number 98343423.
4. Utility easement grant in plat recorded as document 98343423 whenever the words, "Public Utilities" or "Public Utilities Easements" shall appear on said plat, the Village of Palatine and its/their respective successors and assigns, shall hold a perpetual easement under, over and across the surface of the property shown within the lines of the plat marked as such for the installation, construction, use, repair and maintenance of all public utility equipment, including but not limited to, facilities used in connection with the transmission and distribution of electric, and sounds and signals, water and sewage mains and piping, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes, obstructions shall not be placed over grantees facilities or in, upon, or over the property within the lines marked "easement" without the prior written consent of the grantees. After installation of any such facilities, the grade of the subdivision property shall not be altered in a manner so as to unreasonably interfere with the property operation and maintenance thereof.
5. All matters shown or raised by that certain ALTA/NSPS Land Title Survey dated July 16, 2020, as revised, prepared by XCEL Consultants, Inc. on behalf of GRS Group.
6. Current building codes, set back restrictions, zoning regulations and ordinances and other matters restricting the use of the property, and any violations thereof.
7. All applicable laws affecting the property.
8. Acts of grantee and those claiming by, through, or under grantee.