

12

# UNOFFICIAL COPY

**THIS INSTRUMENT PREPARED BY:**

James McFarland, Attorney for  
The Northwestern Mutual Life  
Insurance Company  
720 E. Wisconsin Avenue  
Milwaukee, WI 53202

**AFTER RECORDING MAIL TO:**

RLIF HICKS ROAD SPE, LLC  
201 West Street, Suite 200  
Annapolis, MD 21401

**SEND SUBSEQUENT TAX BILLS TO:**

RLIF HICKS ROAD SPE, LLC  
201 West Street, Suite 200  
Annapolis, MD 21401

**FOR RECORDER'S USE ONLY**



Doc# 2035740072 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/22/2020 12:13 PM PG: 1 OF 12

## SPECIAL WARRANTY DEED

JV-155144  
Northwest Corporate Center

**THIS INDENTURE**, made as of the 3rd day of December, 2020 by and between PALATINE INDUSTRIAL 1, LLC, a Delaware limited liability company, having an address at 720 E. Wisconsin Avenue, Milwaukee, Wisconsin 53202, party of the first part, and RLIF HICKS ROAD SPE, LLC, a Delaware limited liability company, having an address at 201 West Street, Suite 200, Annapolis, MD 21401, party of the second part,

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, the following described real estate, situated in the County of Lake and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

Together with all of the party of the first part's right, title and interest in (a) the improvements thereon; (b) hereditaments, easements and appurtenances thereunto belonging, or in any way appertaining; and (c) the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim or demand whatsoever, either in law

S NI  
P 12  
S 4-3  
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INT JP

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or equity, of, in and to the above described premises, with such improvements, hereditaments, easements and appurtenances, collectively, the "Property"): TO HAVE AND TO HOLD the Property, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, and WILL WARRANT AND DEFEND against all persons lawfully claiming or to claim the same, by through or under it, subject to the Permitted Exceptions attached to this instrument as Schedule 1.

Permanent Real Estate Index Number(s): 02-23-220-003-0000 Vol. 149; 02-23-220-004-0000 Vol. 149 and 02-23-220-006-0000 Vol. 149.

Address of real estate: 317 Hicks Road, Palatine, Illinois

IN WITNESS WHEREOF, this deed has been executed to be effective as of the day and year first written above.

**PALATINE INDUSTRIAL 1, LLC**, a Delaware limited liability company

By: The Northwestern Mutual Life Insurance Company, a Wisconsin corporation, member

By: Northwestern Mutual Investment Management Company, LLC, a Delaware limited liability company, its wholly owned affiliate

km

By: Brian D. Bennett  
Name: Brian D. Bennett  
Its: Director

By: Conor Palatine Partner, LLC, a Delaware limited liability company, its member

By: \_\_\_\_\_  
Name:  
Its:

*(Acknowledgements on following page)*

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STATE OF WISCONSIN )  
 ) SS.  
COUNTY OF MILWAUKEE )

On this 30th day of November, 2020, before me appeared Brian D. Bennett who is personally to me known and known to me to be a Director of Northwestern Mutual Investment Management Company, LLC, and to be the same person who, as such officer, executed the foregoing instrument of writing in the name of said limited liability company and duly acknowledged the execution thereof as the free act and deed of said limited liability company as an authorized representative of The Northwestern Mutual Life Insurance Company, a member of PALATINE INDUSTRIAL 1, LLC, a Delaware limited liability company.

Christine Lees  
Christine Lees  
Notary Public, State of Wisconsin  
My Commission expires: July 11, 2022

**CHRISTINE LEES  
NOTARY PUBLIC  
STATE OF WISCONSIN**

STATE OF ILLINOIS )  
 )ss.  
COUNTY OF COOK )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by \_\_\_\_\_, the \_\_\_\_\_ of Conor Palatine Partner, LLC, a Delaware limited liability company, a member of PALATINE INDUSTRIAL 1, LLC, a Delaware limited liability company and acknowledged the execution of the foregoing instrument as the act and deed of said limited liability company.

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

My commission expires:  
\_\_\_\_\_

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or equity, of, in and to the above described premises, with such improvements, hereditaments, easements and appurtenances, collectively, the "Property"): TO HAVE AND TO HOLD the Property, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, and WILL WARRANT AND DEFEND against all persons lawfully claiming or to claim the same, by through or under it, subject to the Permitted Exceptions attached to this instrument as Schedule 1.

Permanent Real Estate Index Number(s): 02-23-220-003-0000 Vol. 149; 02-23-220-004-0000 Vol. 149 and 02-23-220-006-0000 Vol. 149.

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By: The Northwestern Mutual Life Insurance Company, a Wisconsin corporation, member

By: Northwestern Mutual Investment Management Company, LLC, a Delaware limited liability company, its wholly-owned affiliate

*km*

By: \_\_\_\_\_  
Name: Brian D. Bennett  
Its: Director

By: Conor Palatine Partner, LLC, a Delaware limited liability company, its member

By: \_\_\_\_\_  
Name: Daniel McShane  
Its: Authorized Signatory

*(Acknowledgements on following page)*

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STATE OF WISCONSIN )  
 ) SS.  
COUNTY OF MILWAUKEE )

On this 30th day of November, 2020, before me appeared Brian D. Bennett who is personally to me known and known to me to be a Director of Northwestern Mutual Investment Management Company, LLC, and to be the same person who, as such officer, executed the foregoing instrument of writing in the name of said limited liability company and duly acknowledged the execution thereof as the free act and deed of said limited liability company as an authorized representative of The Northwestern Mutual Life Insurance Company, a member of PALATINE INDUSTRIAL 1, LLC, a Delaware limited liability company.

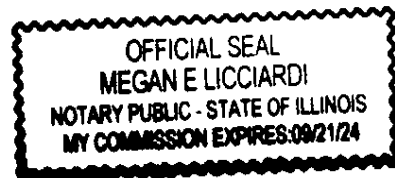
\_\_\_\_\_  
Christine Lees  
Notary Public, State of Wisconsin  
My Commission expires: \_\_\_\_\_

STATE OF ILLINOIS )  
 )ss.  
COUNTY OF COOK )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of November 2020, by Daniel M. Shane, the Authorized Signatory of Conor Palatine Partner, LLC, a Delaware limited liability company, a member of PALATINE INDUSTRIAL 1, LLC, a Delaware limited liability company and acknowledged the execution of the foregoing instrument as the act and deed of said limited liability company.

Megan E. Licciardi  
\_\_\_\_\_, Notary Public

My commission expires:  
9-21-24



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Exhibit A  
TO  
SPECIAL WARRANTY DEED

### LEGAL DESCRIPTION

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

PARCEL 1:

THE WEST 343.21 FEET OF THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY'S RIGHT-OF-WAY AND NORTH OF THE SOUTH 891.04 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23 AFORESAID:

PARCEL 2:

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHWESTERLY OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY'S RIGHT-OF-WAY;

EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY THE FOLLOWING: THE EAST 293.17 FEET OF THE WEST 636.38 FEET LYING NORTH OF THE SOUTH 523.86 FEET THEREOF;

AND EXCEPTING

THE WEST 343.21 FEET LYING NORTH OF THE SOUTH 891.04 FEET THEREOF;

AND EXCEPTING

THE EAST 20 FEET OF THE WEST 343.21 FEET OF THE SOUTH 136.50 FEET OF THAT PART LYING NORTH OF THE SOUTH LINE 523.86 FEET THEREOF;

AND EXCEPTING

THAT PART DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE WEST ALONG THE SOUTH LINE THEREOF 20.0 FEET; THENCE NORTH ALONG A LINE 20.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE THEREOF 317.54 FEET; THENCE NORTHWESTERLY 214.87 FEET ALONG THE ARC OF A CIRCLE OF 292.94 FEET RADIUS, CONVEX TO THE NORTHEAST AND TANGENT TO THE LAST DESCRIBED LINE TO A POINT ON THE SOUTHWESTERLY LINE OF THE RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE 110.74 FEET TO A POINT ON THE EAST LINE OF SAID PROPERTY; THENCE SOUTH ALONG SAID EAST LINE TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

AND EXCEPTING

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THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS IN CASE NO. 87 L 51315.



PARCELS 1 AND 2 BEING ALSO DESCRIBED TOGETHER AS:

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23; THENCE SOUTH 89 DEGREES 22 MINUTES 52 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, A DISTANCE OF 45.16 FEET TO THE EAST RIGHT-OF-WAY OF HICKS ROAD PER DOCUMENT NUMBER 9151619, AND CASE NUMBER 87L51315, FOR THE POINT OF BEGINNING; THENCE NORTHERLY, AND NORTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: 1) THENCE NORTH 00 DEGREES 12 MINUTES 53 SECONDS EAST, A DISTANCE OF 309.93 FEET TO A POINT OF CURVATURE; 2) THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WITH A 424.39 FOOT RADIUS, AND A 222.60 FOOT CHORD BEARING NORTH 15 DEGREES 24 MINUTES 17 SECONDS EAST, FOR AN ARC LENGTH OF 225.24 FEET TO A POINT OF TANGENCY; 3) THENCE NORTH 30 DEGREES 34 MINUTES 51 SECONDS EAST, A DISTANCE OF 305.13 FEET; 4) THENCE NORTH 36 DEGREES 22 MINUTES 17 SECONDS EAST, A DISTANCE OF 100.57 FEET; 5) THENCE NORTH 30 DEGREES 41 MINUTES 07 SECONDS EAST, A DISTANCE OF 48.58 FEET TO THE EAST LINE OF THE WEST 343.21 FEET OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23; THENCE SOUTH 00 DEGREES 07 MINUTES 12 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 252.81 FEET TO THE NORTH LINE OF THE SOUTH 136.50 FEET OF THAT PART OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23 LYING NORTH OF THE SOUTH 523.86 FEET THEREOF; THENCE NORTH 89 DEGREES 22 MINUTES 52 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 20.00 FEET TO THE WEST LINE OF THE EAST 20 FEET OF SAID WEST 343.21 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 12 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 136.51 FEET TO THE NORTH LINE OF SAID SOUTH 523.86 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 52 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 313.18 FEET TO THE EAST LINE OF THE WEST 636.38 FEET OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23; THENCE NORTH 00 DEGREES 07 MINUTES 12 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 336.82 FEET TO THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S SOUTHWESTERLY RIGHT-OF-WAY; THENCE SOUTH 59 DEGREES 24 MINUTES 40 SECONDS EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 692.79 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WITH A 262.94 FOOT RADIUS, AND A 211.90 FOOT CHORD BEARING SOUTH 21 DEGREES 05 MINUTES 07 SECONDS EAST, FOR AN ARC LENGTH OF 218.10 FEET TO A LINE 20.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF

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SECTION 23; THENCE SOUTH 00 DEGREES 07 MINUTES 16 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 317.71 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23; THENCE NORTH 89 DEGREES 22 MINUTES 52 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1,265.03 FEET TO THE POINT OF BEGINNING, CONTAINING 18.284 ACRES, MORE OR LESS.

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		08-Dec-2020
	COUNTY:	22,375.00
	ILLINOIS:	44,750.00
	TOTAL:	67,125.00
02-23-220-004-0000	20201201681271	0-535-107-552



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## SCHEDULE 1 TO SPECIAL WARRANTY DEED PERMITTED EXCEPTIONS

1. General real estate taxes for the year 2020 (payable 2021) and subsequent years, a lien not yet ascertainable or payable.  
Permanent Index Numbers:  
02-23-220-003-0000  
02-23-220-004-0000  
02-23-220-006-0000
2. This item has been intentionally deleted.
3. This item has been intentionally deleted.
4. Easement in, upon, under, over and along the West 50 feet of the South 500 feet of the land for the purpose of laying, maintaining, operating, removing and replacing gas mains and other necessary gas facilities appurtenant thereto, together with the right of access thereto for said purposes, as created by Grant from H. B. Fuller Company, a corporation of Minnesota, to Northern Illinois Gas Company recorded November 4, 1965 as Document 19640224.
5. Easement in, upon, under, over and along the South 10 feet of the land to install and maintain in all equipment for the purpose of serving the land and other property with telephone and electric service, together with right to access to said equipment as created by Grant from H. B. Fuller Company, a corporation of Minnesota, to the Commonwealth Edison Company and the Illinois Bell Telephone Company recorded December 1, 1965 as Document 19670460.
6. Rights of the public and Village of Palatine as condemned in Case No. 66C01025 in and to a permanent easement over that part of the land described as follows:  
The South 20 feet of the Southwest Quarter of the Northeast Quarter of Section 23-42-10 (Except the East 20 feet thereof)
7. Permanent traffic signal easement created by Orders entered December 18, 1987 and March 19, 1990 in Case No. 87 L 51315 in favor of the Department of Transportation of the State of Illinois. Also depicted on Plat of Highways recorded as Document No. 91-504619.  
And approximately shown on that certain ALTA/NSPS Land Title Survey prepared by Pinnacle Engineering Group, dated October 26, 2020 and last revised November 23, 2020, and designated as Project No. 1603.10. (For further particulars, see document)
8. Grant of Waterline Easement Agreement in favor of Northwest Water Commission recorded May 2, 2017 as document 1712216103. (For further particulars, see document)
9. Easement granted by H. B. Fuller Company to Chicago and North Western Railway Company for railroad purposes recorded December 8, 1971 as Document 21739376. (Affects Parcel 2 - see instrument for exact location)
10. Easement Agreement by and among H.B. Fuller Company and Ehrenfried H. Suendermann, Berta Suendermann and Edward Lehman dated January 1, 1996 and recorded March 13, 1996 as Document 96192627, and the terms and conditions contained therein.  
Said Easement Agreement is also contained in orders entered December 18, 1987 and March 19, 1990 in Case No. 87 L 51315 (Affects Parcel 2 - see instrument for exact location)
11. Rights of way for railroads, switch tracks or spur tracks, if any, and right of the railroad company to the use, operation, maintenance and repair of same.
12. Rights of Amazon.com Services, LLC, as tenant only, under an unrecorded lease.
13. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Pinnacle Engineering Group on October 26, 2020 and last revised November 23, 2020, designated 1603.10:  
(A) Electric manholes/vaults along north, east, and south borders of subject property lack benefit of an easement.  
(B) Sanitary sewer manholes along north border of subject property lack benefit of an easement.

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## PLAT ACT AFFIDAVIT

State of: Illinois     )  
                                   ) ss.  
 County of: Cook     )

being duly sworn on oath, states that he/she/they reside(s) at , that the attached deed is not in violation of Section 1 of the Plat Act (765 ILCS 205/1) for one of the following reasons:

**Section A** Said deed is not applicable as the grantors own no adjoining property to the premises described in said deed.

OR

**Section B.** The conveyance falls within one of the following exemptions set forth in the Act at paragraph (b) of 1:

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involved any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involved any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involved any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configurations of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

***CIRCLE LETTER OR NUMBER WHICH IS APPLICABLE TO ATTACHED DEED.***

***(Remainder of page left blank intentionally – signatures on following page)***

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Affiant further states that he/she/they make(s) this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois to accept the attached deed for recording.

**PALATINE INDUSTRIAL 1, LLC**, a Delaware limited liability company

By: The Northwestern Mutual Life Insurance Company, a Wisconsin corporation, member

By: Northwestern Mutual Investment Management Company, LLC, a Delaware limited liability company, its wholly-owned affiliate

km By: *Brian D. Bennett*  
Name: Brian D. Bennett  
Its: Director

By: Conor Palatine Partner, LLC, a Delaware limited liability company, its member

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

Subscribed and sworn to before me by the said affiant this 2nd day of December, 2020.

*Christine Lees*  
Christine Lees  
Notary Public  
My commission expires July 11, 2022

**CHRISTINE LEES  
NOTARY PUBLIC  
STATE OF WISCONSIN**

Subscribed and sworn to before me by the said affiant this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

Property of Cook County Clerk's Office

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By: Northwestern Mutual Investment Management Company, LLC, a Delaware limited liability company, its wholly-owned affiliate

By: \_\_\_\_\_  
Name: Brian D. Bennett  
Its: Director

By: Conor Palatine Partner, LLC, a Delaware limited liability company, its member

By: *[Signature]*  
Name: Daniel M'Shane  
Its: Authorized Signatory

Subscribed and sworn to before me by the said affiant this 2nd day of December, 2020.

Megan Licciardi  
~~Christine Lee~~  
Notary Public 9/21/2024  
My commission expires ~~July 11, 2022~~

Subscribed and sworn to before me by the said affiant this 2nd day of December, 2020.

Megan E. Licciardi  
Notary Public

