



2102933088D

Doc# 2102933088 Fee \$67.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/29/2021 03:14 PM PG: 1 OF 9

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

After recording, mail to:
First American Title Insurance Company
30 North LaSalle St., Suite 2700
Chicago, IL 60602

Send Subsequent Tax Bills to:
Walgreen Co./Tax Department
P.O. Box 1159
Deerfield, Illinois 60015
Store No. 4146

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 20th day of January, 2021, 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 FUND V 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 Prospect Heights, 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.

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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: 1 N. Elmhurst Road, Prospect Heights, Illinois

Permanent Real Estate Index Number: 03-22-408-007-0000; 03-22-408-008-0000; 03-22-408-009-0000; 03-22-408-010-0000; 03-22-408-011-0000; 03-22-408-012-0000; 03-22-408-014-0000; 03-22-408-015-0000; 03-22-408-016-0000; 03-22-408-017-0000; 03-22-408-033-0000; 03-22-408-029-8001; 03-22-408-029-8002

[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

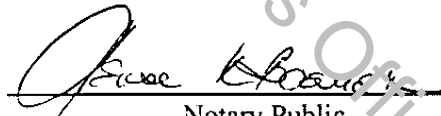
STATE OF ILLINOIS)

ss.)

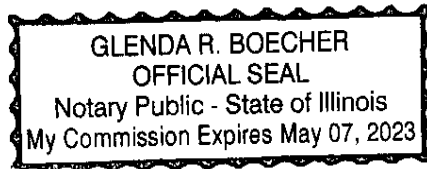
COUNTY OF LAKE)

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 January, 2021.


Notary Public

Commission expires 3/7/2023



[Signature Page to Special Warranty Deed – Store No. 4146 – Prospect Heights, IL]

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EXHIBIT A

Legal Description of Property

[attached]

Property of Cook County Clerk's Office

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1 N. Elmhurst Rd.
Prospect Heights, Illinois, Store No. 4146

Legal Description

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

PARCEL 1:

LOTS 58, 59, 60, 61, 62, 63, 64, 65, 66, 67 AND 68, AND ALSO LOT 70, EXCEPT THE EAST 25.0 FEET LYING ADJACENT TO THE NORTH SOUTH VACATED 20.0 ALLEY; ALSO A PUBLIC COURT (30.0 FEET WIDE) LYING ADJACENT TO AND NORTHERLY OF THE NORTH LINE OF LOTS 64 THROUGH 68 INCLUSIVE, TOGETHER WITH THE PUBLIC COURT (30.0 FEET WIDE) LYING ADJACENT TO AND EASTERLY OF THE EAST LINE OF LOTS 58 THROUGH 63, INCLUSIVE, ALL IN SMITH AND DAWSON SECOND ADDITION TO COUNTRY CLUB ACRES, PROSPECT HEIGHTS, ILLINOIS, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE WEST 10 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES ON MAY 23, 1938 AS DOCUMENT NUMBER LR 791719, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY EASEMENT AGREEMENT RECORDED MARCH 17, 1998 AS DOCUMENT 98208836 OVER THE FOLLOWING DESCRIBED LAND.

THE EAST 30 FEET OF LOT 51; TOGETHER WITH THE NORTH 20 FEET OF SAID LOT 51, ALL IN SMITH AND DAWSON SECOND ADDITION TO COUNTRY CLUB ACRES, PROSPECT HEIGHTS, ILLINOIS, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE WEST 10 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES ON MAY 23, 1938 AS DOCUMENT NUMBER LR 791719, IN COOK COUNTY ILLINOIS.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY EASEMENT AGREEMENT RECORDED MARCH 17, 1998 AS DOCUMENT 98208836 OVER THE FOLLOWING DESCRIBED LAND:

THE SOUTH 57.15 FEET OF THE NORTH 77.15 FEET OF THE WEST 70 FEET OF LOT 51; TOGETHER WITH THAT PORTION OF THE VACATED 20 FOOT ALLEY WHICH LIES IMMEDIATELY WEST OF AND ADJACENT TO THE WEST LINE OF LOT 51 AND LYING IMMEDIATELY WEST OF AND ADJACENT TO THE SOUTH 57.15 FEET OF THE NORTH 77.15 FEET OF THE WEST 70 FEET OF LOT 51; TOGETHER WITH THE NORTH 57.15 FEET OF THE EAST 25 FEET OF LOT 70, ALL IN SMITH AND DAWSON SECOND ADDITION TO COUNTRY CLUB ACRES, PROSPECT HEIGHTS, ILLINOIS, A

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SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE WEST 10 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES ON MAY 23, 1938 AS DOCUMENT NUMBER LR 791719, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY EASEMENT AGREEMENT RECORDED MARCH 17, 1998 AS DOCUMENT 98208837 IN COOK COUNTY, ILLINOIS.

Address: 1 N. Elmhurst Rd., Prospect Heights, Illinois

Tax Parcel Number: 03-22-408-007-0000; 03-22-408-008-0000; 03-22-408-009-0000; 03-22-408-010-000; 03-22-408-011-0000; 03-22-408-012-0000; 03-22-408-014-0000; 03-22-408-015-0000; 03-22-408-016-0000; 03-22-408-017-0000; 03-22-408-033-0000; 03-22-408-029-8001; and 03-22-408-029-8002

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EXHIBIT B

Permitted Encumbrances

[attached]

Property of Cook County Clerk's Office



1 N. Elmhurst Rd.
Prospect Heights, Illinois, Store No. 4146

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Permitted Encumbrances

1. General Real Estate Taxes for tax year 2021 and subsequent years, a lien not yet delinquent.
2. Building lines, as shown on the plat of subdivision filed as Document No. LR791719, along the South 13 feet of Lots 64 to 68, and along the West 13 feet of Lots 58 to 63 and the South 50 feet of Lot 51.
3. Covenants and restrictions contained in plat of subdivision filed as Document No. LR791719, related to the cost, location, character, use, kind and construction of buildings to be erected on the land. (Affects all parcels)
4. Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company, and/or their successors in interest, for pole lines, conduits and maintenance purposes granted by Document LR2846044, and the terms and conditions thereof. (Affects Easement Parcel Only)
5. Terms, provisions and conditions contained in the Access Easement Agreement made by and between Prospect Heights Fire Protection and the City of Prospect Heights, recorded March 17, 1998 as document 98208836.
6. Terms, provisions and conditions contained in the Grant of Easement made by and between the City of Prospect Heights and Dial Development Partners - PH VIII, L.P., recorded March 17, 1998 as document 98208837.
7. Rights of the adjoining owners in and to the concurrent use of said easement described in Exhibit A.
8. All matters shown or raised by that certain ALT./N3PS Land Title Survey dated November 2, 2020, as revised, prepared by James L. Harpole of JLH Surveying Inc. on behalf of GRS Group, including, but not limited to, the following:
 - a. Building Corner is 0.71' West of the East Property Line;
 - b. Building Corner is 1.03' West of the East Property Line; and
 - c. Concrete Access Walk is 4.56' West of the East Property Line.
9. Current building codes, set back restrictions, zoning regulations and ordinances and other matters restricting the use of the property, and any violations thereof.
10. All applicable laws affecting the property.
11. Acts of grantee and those claiming by, through, or under grantee.

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REAL ESTATE TRANSFER TAX 22-Jan-2021


COUNTY: 2,700.00
ILLINOIS: 5,400.00
TOTAL: 8,100.00

03-22-408-007-0000 | 20210101617452 | 0-485-296-144

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