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Doc# 2110947044 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/19/2021 02:28 PM PG: 1 OF 5

Prepared by:

OFP HOMETOWN IL, LLC
c/o OFP Real Estate, LLC
Attn: Mr. Jason M. Fisher
33 Bloomfield Hills Parkway, Suite 135
Bloomfield Hills, Michigan 48304

After recording, return to:

ExchangeRight Real Estate, LLC
Attn: Legal Department
1055 E. Colorado Blvd., Suite 310
Pasadena, California 91106

FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 13th day of April, 2021, between **OFP HOMETOWN IL, LLC**, a Michigan limited liability company, having an address at 33 Bloomfield Hills Parkway, Suite 135, Bloomfield Hills, MI 4830 ("Grantor"), and **EXCHANGERIGHT NET-LEASED PORTFOLIO 46 DST**, a Delaware statutory trust, having an address at 1055 E. Colorado Blvd., Suite 310, Pasadena, California 91106 ("Grantee").

WITNESSETH:

THAT, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GRANTOR does hereby grant, bargain, sell and convey unto GRANTEE the real property described in Exhibit "A" attached hereto and made a part hereof, together with all improvements located thereon and all rights, easements, and appurtenances thereto (collectively, the "Property"); subject, however, to the easements, restrictions, rights of way, covenants, matters of record and other matters affecting the aforesaid property which are set forth on Exhibit "B" attached hereto and made a part hereof (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, subject to the Permitted Encumbrances. Grantor shall warrant and defend the right, title and interest to the Property unto Grantee against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, and except for claims arising under and by virtue of the Permitted Encumbrances.

[signature page follows]

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOTS 1651 AND 1652 AND THE 20-FOOT VACATED ALLEY LYING BETWEEN SAID LOTS IN J.E. MERRION AND COMPANY'S HOMETOWN UNIT NO. 10, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JUNE 11, 1954 AS LR1528599 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1652; THENCE NORTH 89 DEGREES, 49 MINUTES, 44 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1652, A DISTANCE OF 69.67 FEET; THENCE SOUTH 76 DEGREES, 36 MINUTES, 25 SECONDS WEST, A DISTANCE OF 98.07 FEET TO A POINT 135.00 FEET WEST OF AND 23.00 FEET SOUTH OF SAID NORTHEAST CORNER OF LOT 1652, (AS MEASURED ON SAID NORTH LINE AND ON A LINE AT RIGHT ANGLE THERETO), SAID POINT ALSO BEING THE MOST NORTHERLY POINT OF LAND ACQUIRED BY CONDEMNATION IN CIRCUIT COUNTY OF COOK COUNTY PROCEEDINGS NO. 85L50169; THENCE SOUTH 06 DEGREES, 08 MINUTES, 19 SECONDS WEST ALONG THE EAST LINE OF SAID CONDEMNATION, A DISTANCE OF 77.77 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1652, SAID POINT BEING 14.16 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 1652; THENCE SOUTH 07 DEGREES, 30 MINUTES, 21 SECONDS WEST, A DISTANCE OF 20.17 FEET TO A POINT ON THE NORTH LINE OF AFORESAID LOT 1651, SAID POINT BEING 13.86 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1651; THENCE SOUTH 06 DEGREES, 54 MINUTES, 01 SECOND WEST, A DISTANCE OF 15.78 FEET; THENCE SOUTH 09 DEGREES, 57 MINUTES, 07 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A POINT ON A CURVE CONVEX TO THE WEST AND HAVING A RADIUS OF 5674.70 FEET; THENCE SOUTHERLY, ALONG SAID CURVE, A CHORD BEARING SOUTH 05 DEGREES, 08 MINUTES, 33 SECONDS WEST, A DISTANCE OF 12.87 FEET, AN ARC DISTANCE OF 12.87 FEET; THENCE SOUTH 69 DEGREES, 59 MINUTES, 37 SECONDS EAST, A DISTANCE OF 125.13 FEET; THENCE SOUTH 44 DEGREES, 51 MINUTES, 08 SECONDS EAST, A DISTANCE OF 45.05 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 37 SECONDS EAST, A DISTANCE OF 42.84 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1651, SAID POINT BEING 178.16 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1651; THENCE NORTH 00 DEGREE, 00 MINUTE, 23 SECONDS EAST ALONG THE EAST LINES OF AFORESAID LOTS 1651 AND 1652 AND AFORESAID 20-FOOT ALLEY, A DISTANCE OF 298.16 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS AND PARKING AS RESERVED IN RECIPROCAL EASEMENT AGREEMENT RECORDED NOVEMBER 25, 2003 AS DOCUMENT NO. 0332908314, AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL AGREEMENT RECORDED DECEMBER 28, 2006 AS DOCUMENT NO. 0636241087.

Commonly known as: 8701 S. Cicero Avenue, Hometown, Illinois 60456

PINs: 24-03-133-001-0000
24-03-133-019-0000

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EXHIBIT B

PERMITTED ENCUMBRANCES

The conveyance described herein is subject to the following:

All taxes and assessments for tax year 2020-2021, which are a lien on the Property but are not yet due and payable;

Zoning ordinances and other applicable governmental statutes, ordinances, rules and regulations pertaining to the use or operation of the subject property;

Matters which would be disclosed by an accurate survey and/or physical inspection of the subject property;

Lease made by Standard Bank and Trust Company as Trustee Under Trust Agreement dated September 12, 1985 and known as Trust Number 9852 to Walgreen Co., as amended by First Amendment to lease dated November 16, 2001 recorded as Document Number 0030026480, and as further amended by such unrecorded amendments, a Memorandum of Lease dated February 15, 2001 was recorded September 7, 2001 as Document Number 0010834651.

Sign and Easement Agreement recorded January 12, 2007 as Document Number 0701245060, as amended by First Amendment to Sign and Easement Agreement recorded February 7, 2008 as Document Number 0803839032.

Settlement and Release Agreement recorded January 5, 2007 as Document Number 0700531047.

Public Utilities Easement as shown on the Plat of J. E. Merrion and Company's Hometown Unit No. 10 Subdivision Registered in the office of the Registrar of Title of Cook County, Illinois, on June 11, 1954 as Document Number LR1528599.

Reciprocal Easement Agreement With Covenants, Conditions and Restrictions dated November 13, 2003 and recorded November 25, 2003 as Document Number 0332908214, as amended by First Amendment to Reciprocal Easement Agreement With Covenants, Conditions and Restrictions recorded December 28, 2006 as Document Number 0636241087.

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REAL ESTATE TRANSFER TAX

19-Apr-2021



COUNTY:	2,686.00
ILLINOIS:	5,372.00
TOTAL:	8,058.00

24-03-133-001-0000

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| 1-339-225-616

Property of Cook County Clerk's Office