

UNOFFICIAL COPY



Doc# 2120112063 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/20/2021 01:06 PM PG: 1 OF 5

-----Reserved for Recording Data-----

This instrument was prepared by:
Sonja Subasic
Greenberg Traurig LLP
77 West Wacker Drive, Suite 3100
Chicago, Illinois 60601

Mail Deed to:
Mary Kay Gaver
Gallagher Evelius & Jones
218 N Charles Street, Suite 400
Baltimore, MD 21201

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, as of June 21, 2021 (the "Effective Date"), TLP 7557 South 78th Avenue LLC, a Delaware limited liability company ("Grantor"), whose address is c/o TradeLane Properties Acquisitions, LLC, 2215 York Road, Suite 405, Oak Brook, Illinois 60523, hereby grants, bargains, sells and conveys to RLIF 78th Ave SPE, LLC, a Delaware limited liability company ("Grantee"), whose address is c/o NorthAmerican Terminals Management, LLC, 201 West Street, Suite 200, Annapolis, Maryland 21401, that certain real property located in Bridgeview, Cook County, Illinois, which is legally described in Exhibit A attached hereto and made a part hereof (the "Property"), together with all hereditaments and appurtenances belonging thereto.

And Grantor, for itself and its successors, 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 as herein recited, and that Grantor WILL WARRANT AND DEFEND, the Property against all persons lawfully claiming, or to claim the same, by, through or under it, subject to those matters set forth in Exhibit B attached hereto and made a part hereof.

[Signature page follows.]

Tax statements should be sent to:
RLIF 78th Ave SPE, LLC
c/o NorthAmerican Terminals Management, LLC
201 West Street, Suite 200,
Annapolis, Maryland 21401

Recording Requested By:
FNTG-NCS Colorado

N0032538

FIDELITY NATIONAL TITLE FCH2100478LI

1 of 1

UNOFFICIAL COPY

Exhibit A

LEGAL DESCRIPTION

PARCEL 1-A:

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING ON THE EAST LINE OF THE WEST 33 FEET OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25, AT A POINT WHICH IS 308.68 FEET NORTH FROM THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25, AND RUNNING THENCE NORTH ALONG THE EAST LINE OF THE WEST 33 FEET AFORESAID, A DISTANCE OF 272.14 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 2081.22 FEET OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 2081.22 FEET AFORESAID, (BEING THE SOUTH LINE OF THE PROPERTY CONVEYED TO D. H. OVERMYER BY DEED DATED OCTOBER 12, 1965 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON MARCH 16, 1966 AS DOCUMENT NUMBER 19768466), A DISTANCE OF 1238.24 FEET TO A POINT WHICH IS 20.00 FEET, MEASURED ALONG SAID SOUTH LINE, WEST FROM THE WEST LINE OF THE RIGHT OF WAY OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY, (CHICAGO AND CALUMET TERMINAL RAILWAY COMPANY), AS SAID WEST RIGHT OF WAY LINE WAS DEFINED IN CASE NUMBER 81202 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, (BEING THE SOUTHWESTERLY LINE OF THE PROPERTY CONVEYED TO SAID D. H. OVERMYER BY DEED DATED DECEMBER 19, 1966 AND RECORDED IN SAID RECORDER'S OFFICE ON JANUARY 26, 1967 AS DOCUMENT NUMBER 20052140), A DISTANCE OF 68.01 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE WHICH IS 65.00 FEET, MEASURED ALONG SAID WEST RIGHT OF WAY LINE, SOUTH FROM THE POINT OF INTERSECTION OF SAID WEST RIGHT OF WAY LINE WITH THE SOUTH LINE OF THE NORTH 2081.22 FEET AFORESAID; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 410.11 FEET TO A POINT WHICH IS 105.22 FEET, MEASURED ALONG SAID WEST RIGHT OF WAY LINE, NORTH FROM THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25; THENCE NORTHWESTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 470.26 FEET, A DISTANCE OF 456.47 FEET TO A POINT WHICH IS 903.67 FEET EAST FROM THE WEST LINE AND 309.53 FEET, MEASURED PERPENDICULARLY, NORTH FROM THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25; THENCE WEST ALONG A STRAIGHT LINE, A DISTANCE OF 870.67 FEET TO THE POINT OF BEGINNING.

PARCEL 1-B:

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25; AT A POINT WHICH IS 33 FEET EAST FROM THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER AFORESAID, AND RUNNING THENCE EAST ALONG THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER AFORESAID, A DISTANCE OF 1258.18 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE RIGHT OF WAY, (IN SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25), OF THE

UNOFFICIAL COPY

BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY, (CHICAGO AND CALUMET TERMINAL RAILWAY COMPANY), AS SAID WEST RIGHT OF WAY LINE WAS DEFINED IN CASE NUMBER 81202 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 105.22 FEET; THENCE NORTHWESTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 470.28 FEET, A DISTANCE OF 456.47 FEET TO A POINT WHICH IS 903.67 FEET EAST FROM THE WEST LINE AND 309.53 FEET, MEASURED PERPENDICULARLY, NORTH FROM THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25; THENCE WEST ALONG A STRAIGHT LINE, A DISTANCE OF 870.67 FEET TO A POINT ON THE EAST LINE OF THE WEST 33 FEET OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25 WHICH IS 308.68 FEET NORTH FROM THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25; AND THENCE SOUTH ALONG THE EAST LINE OF THE WEST 33 FEET AFORESAID, A DISTANCE OF 308.68 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 33 FEET OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25 WITH THE NORTH LINE OF THE SOUTH 2485.48 FEET OF SAID EAST HALF OF THE SOUTHWEST QUARTER, AND RUNNING THENCE EAST ALONG THE NORTH LINE OF THE SOUTH 2485.48 FEET AFORESAID, (BEING THE NORTH LINE OF THE PROPERTY CONVEYED TO THE MEAD CORPORATION BY DEED DATED DECEMBER 16, 1965 RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON DECEMBER 30, 1965, AS DOCUMENT NUMBER 19697789), A DISTANCE OF 870.67 FEET TO A POINT WHICH IS 389.19 FEET WEST FROM THE WEST RIGHT OF WAY LINE OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY; THENCE SOUTHEASTWARDLY, (CONTINUING ALONG THE NORTHERLY LINE OF THE PROPERTY SO CONVEYED), ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 470.28 FEET, A DISTANCE OF 459.21 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY WHICH IS 2278.54 FEET NORTH FROM THE SOUTH LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE, BEING HERE THE WEST LINE OF THE EAST 33 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER AFORESAID, A DISTANCE OF 362.02 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER AFORESAID; THENCE WEST ALONG SAID NORTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, A DISTANCE OF 1259.98 FEET TO A POINT WHICH IS 33 FEET EAST FROM THE NORTHWEST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25; AND THENCE SOUTH ALONG THE EAST LINE OF THE WEST 33 FEET OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, A DISTANCE OF 177.32 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 18-25-105-017-0000; 18-25-105-018-0000; 18-25-313-010-0000.

COMMON ADDRESS: 7557 S. 78th Avenue, Bridgeview, IL 60455.

UNOFFICIAL COPY

Exhibit B

1. Real estate taxes and assessments for the year 2021 and subsequent years a lien not yet due and payable.
2. Grant of easement made by Isaac Heller to Commonwealth Edison Company for the purposes of transmission and distribution of electricity recorded April 21, 1997 as Document No. 97275116.
3. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
4. Ordinance for 21 inch sewer pipe across part of the Land as disclosed by agreement made November 19, 1970 and recorded February 10, 1971 as Document No. 21394201 between Third Bridgeview Corporation and the Village of Bridgeview, Illinois.
5. An encroachment of the pavement situated on land adjoining to the North by up to 1.2 feet onto said Land, as disclosed by survey prepared by Pinnacle Engineering Group, LLC dated June 2, 2021 as Job No. 1609.00A.
6. Terms, provisions and conditions contained in the Watershed Management Permit No. 20-127 recorded January 13, 2021 as Document No. 2101319037.
7. Existing unrecorded lease with Amazon.com Services LLC and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.