

# UNOFFICIAL COPY



\*21211190160\*

Doc# 2121119016 Fee \$57.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/30/2021 01:06 PM PG: 1 OF 4

**PREPARED BY:**

Victoria M. Zhou, Esq.  
Levenfeld Pearlstein, LLC  
2 North LaSalle Street  
Suite 1300  
Chicago, Illinois 60602

**WHEN RECORDED RETURN TO:**

EXCHANGERIGHT NET-LEASED  
PORTFOLIO 49 DST  
1055 East Colorado Blvd., Suite 310  
Pasadena, California 91106

**SEND FUTURE TAX BILLS TO:**

EXCHANGERIGHT NET-LEASED  
PORTFOLIO 49 DST  
P.O. Box 60308  
Pasadena, CA 91116

(Above Space for Recorder's use only)

**SPECIAL WARRANTY DEED**

On this 28<sup>th</sup> day of July, 2021, CHICAGO NNN II ASSOCIATES, LLC, a Delaware limited liability company ("**GRANTOR**"), whose address is 999 Waterside Drive, Suite 2300, Norfolk, Virginia 23510, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, grants, bargains and sells to EXCHANGERIGHT NET-LEASED PORTFOLIO 49 DST, a Delaware statutory trust, whose address is 1055 East Colorado Blvd., Suite 310, Pasadena, California 91106, all interest in the real estate legally described on **Exhibit A** attached hereto,

This is not homestead property.

The Grantor will warrant and defend the real estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on **Exhibit B**.

*[Signatures begin on next page]*

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181  
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1082  
EXCHANGER  
IHTS

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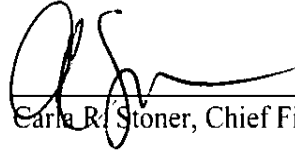
IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first set forth above.

GRANTOR:

CHICAGO NNN II ASSOCIATES, LLC,  
a Delaware limited liability company

By: Chicago NNN II Managing Co., LLC,  
a Delaware limited liability company  
its Manager

By:

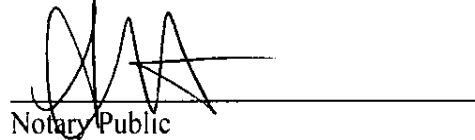


Carla R. Stoner, Chief Financial Officer

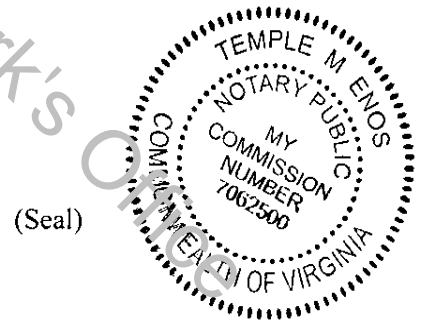
STATE OF Virginia )  
COUNTY OF Norfolk ) ss.


I, Temple M. Enos, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Carla R. Stoner, the Chief Financial Officer of Chicago NNN II Managing Co., LLC, a Delaware limited liability company, Manager of CHICAGO NNN II ASSOCIATES, LLC, a Delaware limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 22nd day of July, 2021.

  
Notary Public



My Commission Expires: 09.30.2022



REAL ESTATE TRANSFER TAX		30-JUL-2021
	CHICAGO:	57,930.00
	CTA:	23,172.00
	TOTAL:	81,102.00 *

13-07-302-003-0000 | 20210701608083 | 1-100-036-880

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		30-Jul-2021
	COUNTY:	3,862.00
	ILLINOIS:	7,724.00
	TOTAL:	11,586.00

13-07-302-003-0000 | 20210701608083 | 0-852-392-720

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10 (EXCEPT THE SOUTH 9.50 FEET THEREOF) ALL IN BLOCK 6 IN VOLK BROTHERS GREATER HARLEM AVENUE SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### ALSO DESCRIBED AS FOLLOWS:

THAT PART OF LOTS 1 TO 6 BOTH INCLUSIVE, TOGETHER WITH LOTS 7, 8, 9 AND 10 (EXCEPT THE SOUTH 9.5 FEET THEREOF) IN BLOCK 6, TAKEN AS A TRACT, IN VOLK BROTHERS GREATER HARLEM AVENUE SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF SAID TRACT; THENCE FOLLOWING COURSES AND DISTANCES ALONG THE LINE OF SAID TRACT TO WIT:

THENCE NORTH 58°21'16" EAST, 270.10 FEET;  
THENCE SOUTH 00°46'42" EAST, 116.50 FEET;  
THENCE SOUTH 58°21'16" WEST, 156.41 FEET;  
THENCE SOUTH 00°46'42" EAST, 90.46 FEET;  
THENCE SOUTH 89°15'02" WEST, 97.44 FEET,  
THENCE NORTH 00°50'07" WEST, 148.59 FEET TO THE PLACE OF BEGINNING.

#### PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS GRANTED AND MORE FULLY SET FORTH IN RECIPROCAL GRANT OF EASEMENTS AND AGREEMENT DATED JUNE 17, 2011 AND RECORDED JUNE 23, 2011 AS DOCUMENT 1117418039.

PINS: 13-07-302-001-0000, 13-07-302-002-0000, 13-07-302-003-0000, 13-07-302-004-0000, 13-07-302-005-0000, 13-07-302-006-0000 and 13-07-302-027-0000

COMMON ADDRESS: 7155 WEST FOSTER PLACE, CHICAGO, ILLINOIS 60656

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## EXHIBIT B

### EXCEPTIONS TO TITLE

1. TAXES FOR THE SECOND HALF OF 2020, 2021 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.
2. LEASE MADE BY GENDELL PARTNERS HARLEM & FOSTER, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY TO WALGREEN CO., AN ILLINOIS CORPORATION DATED MARCH 10, 2003 AND RECORDED DECEMBER 7, 2004 AS DOCUMENT NO. 0434234066, DEMISING THE LAND FOR A TERM OF YEARS BEGINNING JANUARY 1, 2004 AND ENDING DECEMBER 31, 2079.

ASSIGNMENT AND ASSUMPTION OF LEASE TO COLE WG CHICAGO IL DST RECORDED MARCH 24, 2005 AS DOCUMENT NO. 0508318063.

ASSIGNMENT AND ASSUMPTION OF LEASE TO CHICAGO NNN II ASSOCIATES, LLC, RECORDED JULY 16, 2015 AS DOCUMENT NO. 1519729046.

3. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
4. ALL MATTERS SHOWN ON SURVEY PREPARED BY JAMES L. HARPOLE FOR AMERICAN SURVEYING & MAPPING INC. DATED JULY 12, 2021
5. TERMS, PROVISIONS, AND CONDITIONS SET FORTH IN RECIPROCAL GRANT OF EASEMENTS AND AGREEMENT DATED JUNE 17, 2011 AND RECORDED JUNE 23, 2011 AS DOCUMENT 1117418039.