

# UNOFFICIAL COPY



\*2127345083D\*

Once recorded return to:  
ExchangeRight Real Estate, LLC  
1055 East Colorado Blvd., Suite 310  
Pasadena, California 91106  
Attn: Legal Department

Doc# 2127345083 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/30/2021 12:08 PM PG: 1 OF 6

## ABOVE SPACE FOR OFFICE USE ONLY

This instrument was prepared by:  
Nelson Mullins Riley & Scarborough LLP  
201 17<sup>th</sup> Street NW, Suite 1700  
Atlanta, Georgia 30363

Send subsequent tax bills to:  
ExchangeRight Real Estate, LLC  
P.O. Box 60308  
Pasadena, California 91106  
Attn: Legal Department

## SPECIAL WARRANTY DEED

THIS INSTRUMENT is made as of this 24<sup>th</sup> day of September, 2021, between **WIM FMB PORTFOLIO OWNER, LLC**, a Delaware limited liability company, and duly authorized to transact business in the State of Illinois, ("Grantor"), and **EXCHANGERIGHT NET-LEASED PORTFOLIO 52 DST**, a Delaware statutory trust, having its principal office at 1055 East Colorado Boulevard, Suite 310, Pasadena, California 91106 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the governing body of Grantor, by these presents does GRANT, BARGAIN and SELL unto Grantee, and to its successors and assigns, FOREVER, all the following described real estate (the "Property"), situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A, attached hereto and incorporated by reference herein.

Address of Property: 18120 S. Torrence Avenue, Lansing, Illinois 60438

Permanent Identification Number: 29-36-207-051-0000 & 29-36-207-056-0000

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described Property, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the Property as above described, with the appurtenances, unto Grantee, its successors and assigns forever. Grantor, for itself, and its successors and

2901 SROSS  
CUTI 21055064

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assigns, does hereby 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 hereby granted is, or may be, in any manner encumbered or charged, except as herein recited. Grantor will warrant and forever defend the right and title to the Property unto Grantee, its successors and assigns, against the claims of all persons whomsoever, claiming by, through or under Grantor, but not otherwise, subject only to the following:

See Exhibit B, exceptions and permitted encumbrances, attached hereto and incorporated by reference herein.

[SIGNATURE PAGE TO FOLLOW]

Property of Cook County Clerk's Office



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## EXHIBIT A

Legal description of Property

18120 S. Torrence Avenue, Lansing IL

LOTS 7, 8, 9, 10, 11, 12, 13, 14, AND 15 IN OAK GLEN CENTRAL SUBDIVISION, BEING A SUBDIVISION OF LOTS 1 TO 6, AND LOTS 8 TO 12; ALL INCLUSIVE AND VACATED STREETS AND ALLEYS, ETC. IN THE SUBDIVISION OF LOT 2 (EXCEPT THE SOUTH 50 FEET THEREOF) IN THE SUBDIVISION OF THE SOUTH 10.625 CHAINS OF THE EAST 33 1/3 ACRES OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE PLAT THEREOF BEING REGISTERED AS DOCUMENT 472403, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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## EXHIBIT B

### Permitted Encumbrances

1. Rights or claims of parties in possession not shown by Public Records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey or the Land.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Taxes or special assessments which are not shown as existing liens by the Public Records.
6. Taxes for the year(s) 2020 and 2021.
7. Rights of First Midwest Bank, an Illinois chartered Bank as tenant, as tenant only, under a lease dated September 27, 2016, as evidenced by a Memorandum of Lease made by and between FMB Portfolio Owner, LLC, as landlord, and First Midwest bank, an Illinois State-Chartered Bank, as tenant, dated September 27, 2016 and recorded October 4, 2016 as Document Number 1627841060. Assignment and Assumption of Leases dated August 11, 2017, recorded September 5, 2017, as Document Number 1724839064.
8. Rights of the public and quasi-public utility company to maintain the overhead wires located on the West line of the land and the right of access thereto as disclosed by survey prepared by IG Consulting, Inc. for American Surveying & Mapping, Inc., dated August 11, 2021, No. 2113339.

# VILLAGE OF LANSING

# UNOFFICIAL COPY

Patricia L. Eidam  
Mayor



## Office of the Finance Director

Brian Hanigan  
Finance Director

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

### VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: WIM FMB Portfolio Owner, LLC  
3280 Peachtree Rd NE, Suite 2770  
Atlanta, GA 30305

Telephone: 404-846-3200

Attorney or Agent: Nelson, Mullins, Riley & Scarborough, LLP  
Telephone No.: 404-322-6524

Property Address: 18120 Torrence Avenue  
Lansing, IL 60438

Property Index Number (PIN): 29-36-207-056-0000

Water Account Number: 213 4680 00 02

Date of Issuance: September 17, 2021

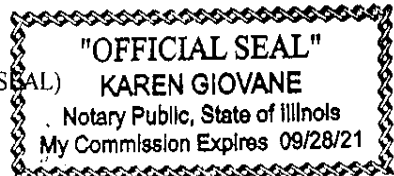
(State of Illinois)  
(County of Cook)

This instrument was acknowledged before  
me on September 17, 2021 by  
Karen Giovane.

(Signature of Notary Public) (SEAL)

VILLAGE OF LANSING

By:   
Village Treasurer or Designee



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.