

# UNOFFICIAL COPY

NCS 1075773-11

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MAIL TAX BILL TO:



\*2132629063D\*

Doc# 2132629063 Fee \$88.00

GKI INDUSTRIAL CHICAGO, LLC  
c/o Brennan Investment Group  
9450 Bryn Mawr Ave Ste 750  
Rosemont, Illinois 60018-5204

SHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/22/2021 03:29 PM PG: 1 OF 4

THIS DOCUMENT WAS PREPARED BY:

David Furnan, Esq.  
Gibson, Dunn & Crutcher LLP  
200 Park Avenue  
New York, New York 10166

PERMANENT PARCEL NUMBERS:  
12-22-100-118-0000; 12-22-100-119-0000

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SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of this 5th day of November, 2021, by **CHICAGO DRY LL, LLC**, a Delaware limited liability company having a mailing address at c/o Investcorp International Realty Inc., 280 Park Avenue, 36th Floor West, New York, NY 10017 ("Grantor"), to **GKI INDUSTRIAL CHICAGO, LLC**, a Delaware limited liability company, having a mailing address at c/o Investcorp International Realty Inc., 280 Park Avenue, 36th Floor West, New York, NY 10017 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does by these presents GRANT, BARGAIN, SELL and CONVEY unto Grantee FOREVER the following described real estate, situated in the City of Schiller Park and the State of Illinois, (the "Property") more particularly described as follows:

See Exhibit A attached hereto and hereby made a part hereof.

Property Address: 3838 North River Road, Schiller Park, IL 60176

together with, all and singular, the tenements, hereditaments, easements, rights-of-way, and appurtenances belonging or in anywise appertaining to the same, subject solely to the following matters (collectively, the "Permitted Exceptions"):

- (i) the lien of all real estate taxes and assessments not yet delinquent as of the date hereof;

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- (ii) all local, state and federal laws, rules, ordinances and governmental regulations, including but not limited to, building and zoning laws, rules, ordinances and regulations now or hereafter in effect relating to the Property;
- (iii) all covenants, restrictions, conditions, easements, and other encumbrances of record or apparent; and
- (iv) all rights of tenants in possession.

AND Grantor, for itself, and its successors and assigns, hereby covenants with Grantee that it has not done or suffered to be done, anything whereby the said real property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor is lawfully seized of said real property in fee simple, subject to the Permitted Exceptions; that Grantor has good right and lawful authority to sell and convey said real property, and hereby warrants the title to said real property and will WARRANT AND DEFEND the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

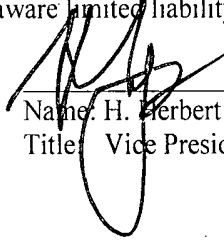
*[Remainder of page intentionally left blank.]*

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

**GRANTOR**

**CHICAGO DRY LL, LLC,**  
a Delaware limited liability company


By:   
Name: H. Herbert Myers  
Title: Vice President

**ACKNOWLEDGEMENT**

STATE OF NEW YORK                 )  
  )  
COUNTY OF NEW YORK            )

On November 2, 2021, before me, a Notary Public in and for said State, personally appeared H. Herbert Myers, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he or she executed the same in his or her authorized capacity, and that by his or her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

  
Notary Public

My Commission Expires:

Michelle L. Kaler  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01KA6289658  
Qualified in New York County  
Commission Expires September 30, 2025



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EXHIBIT A

LEGAL DESCRIPTION

THE SOUTH 20 FEET OF LOT 1, ALL OF LOT 2, THE SOUTH 20 FEET OF LOT 4 AND ALL OF LOT 5 IN KLEFSTAD'S INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF THE SOUTH SECTION OF ALEXANDER ROBINSON'S RESERVATION IN TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 3838 North River Road, Schiller Park, IL 60176

PIN(S): 12-22-100-118-0000; 12-22-100-119-0000

Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER TAX**

11-Nov-2021



<b>COUNTY:</b>	2,060.00
<b>ILLINOIS:</b>	4,120.00
<b>TOTAL:</b>	6,180.00

12-22-100-118-0000

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