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1075713-15
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WHEN RECORDED MAIL TO AND
MAIL TAX BILL TO:

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

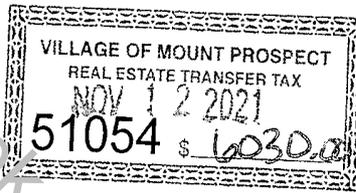


Doc# 2132629067 Fee \$88.00
HSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 11/22/2021 03:32 PM PG: 1 OF 4

THIS DOCUMENT WAS PREPARED BY:

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

PERMANENT PARCEL NUMBER:
03-35-103-002-0000



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 Mount Prospect 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: 520 North Business Center Drive, Mount Prospect, IL 60056

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.

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EXHIBIT A

LEGAL DESCRIPTION

LOT 2 IN KENSINGTON CENTER PHASE ONE, BEING A SUBDIVISION IN THE EAST 1/2 OF SECTION 34 AND THE WEST 1/2 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 25173362 ON OCTOBER 2, 1979.

Common Address: 520 North Business Center Drive, Mount Prospect, IL 60056

PIN(S): 03-35-103-002-0000

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

12-Nov-2021



COUNTY:	1,005.00
ILLINOIS:	2,010.00
TOTAL:	3,015.00

03-35-103-002-0000

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