

# UNOFFICIAL COPY



NCs 1075773-10  
RECORDED AT THE REQUEST OF  
WHEN RECORDED MAIL TO AND  
MAIL TAX BILL TO:

Doc# 2132833031 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

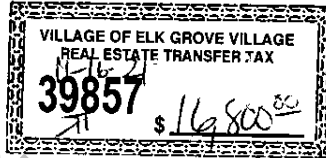
DATE: 11/24/2021 11:33 AM PG: 1 OF 4

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

THIS DOCUMENT WAS PREPARED BY:

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

PERMANENT PARCEL NUMBER:  
08-34-102-015-0000



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 Elk Grove Village 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: 701 Lunt Avenue, Elk Grove Village, IL 60007

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;

# UNOFFICIAL COPY

- (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.]*



# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

LOT 128 (EXCEPT THE EAST 6.43 FEET THEREOF) IN CENTEX INDUSTRIAL PARK UNIT 94, BEING A SUBDIVISION IN SECTION 34, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 701 Lunt Avenue, Elk Grove Village, IL 60007

PIN(S): 08-34-102-015-0000

### REAL ESTATE TRANSFER TAX

12-Nov-2021



COUNTY:	2,800.00
ILLINOIS:	5,600.00
<b>TOTAL:</b>	<b>8,400.00</b>

08-34-102-015-0000

20211001612077 | 1-101-995-152

Property of Cook County Clerk's Office