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2132833635D

NCS 1075773-7 RECORDED AT THE REQUEST OF WHEN RECORDED MAIL TO AND MAIL TAX BILL TO:

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

Doc# 2132833035 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/24/2021 11:38 AM PG: 1 OF 4

THIS DOCUMENT WAS PREPARED BY:

David Furnari, Esq. Gibson, Dunr. & Crutcher LLP 200 Park Avenue New York, New York 10166

PERMANENT PARCEL NUMBER: 08-35-104-055-0000



SPACE ABOVE THIS LINE 13 FCR RECORDER'S USE ONLY

SPECIAL WARRANTT 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., 286 Park Avenue, 36th Floor West, New York, NY 10017 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (510.00) 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 FOREVEK 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: 1855 Greenleaf 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;



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

Of Cook Collings Clark's Office

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

rbert Myers 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 cape sity, 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.

Votary 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

[SEAL]



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EXHIBIT A

LEGAL DESCRIPTION

THE WEST 185 FEET OF LOT 20 IN CENTEX INDUSTRIAL PARK UNIT 4, BEING A SUBDIVISION IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CENTEX INDUSTRIAL PARK UNIT 4, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON NOVEMBER 2, 1959 AS DOCUMENT LR1894159, IN COOK COUNTY, ILLINOIS.

Common Address: 1855 Greenleaf Avenue, Elk Grove Village, IL 60007

PIN(S): 08-25 194-055-0000

194-05. REAL ESTATE TR INSFLIP TAX

08-35-104-055-0000

11-Nov-2021 COUNTY: ILLINOIS: TOTAL:

3,160.00 4,740.00

1,580.00

20211101612071 0-025-816-208