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Doc# 2132833037 Fee \$89.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/24/2021 11:40 AM PG: 1 OF 4

NCS 1075773-17

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

THIS DOCUMENT WAS PREPARED BY:

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

PERMANENT PARCEL NUMBER:
15-22-301-017-0000

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 Broadview 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: 2020-2050 Parkes Drive, Broadview, IL 60155

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;

**CERTIFICATION OF COMPLIANCE
VILLAGE OF BROADVIEW**

11/17/21

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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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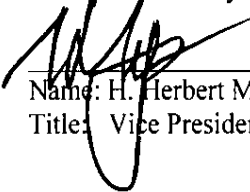
Property of Cook County Clerk's Office

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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


Property of Cook County Clerk's Office

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.

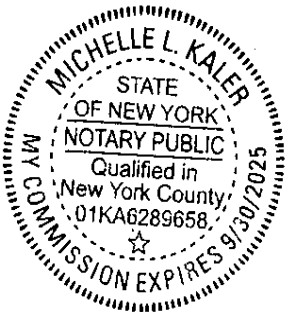
WITNESS my hand and official seal.


Notary Public

My Commission Expires: _____

[SEAL]

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 WEST 300 FEET OF THE NORTH 200 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (EXCEPT THE SOUTH 25 FEET OF THE WEST 215 FEET THEREOF AND EXCEPT THAT PART DEDICATED FOR STREET BY DOCUMENT NUMBER 19947761) OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 2020-2050 Parkes Drive, Broadview, IL 60155

PIN(S). 15-22-301-017-0000

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 12-Nov-2021

		COUNTY:	730.00
		ILLINOIS:	1,460.00
		TOTAL:	2,190.00

15-22-301-017-0000

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