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Doc# 2135033152 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/16/2021 03:28 PM Pg: 1 of 5

SPECIAL WARRANTY DEED

Dec ID 20211201659271
ST/CO Stamp 2-091-354-768 ST Tax \$1,200.00 CO Tax \$600.00

This instrument was prepared by:
Anthony G. Barone
Lewis Brisbois Bisgaard & Smith
550 West Adam Street, Suite 300
Chicago, IL 60661



Mail after recording to:
Charles R. Gryll
Gryll Law
6703 N. Cicero Ave.
Lincolnwood, IL 60712

THIS SPECIAL WARRANTY DEED is made this 10 day of December, 2021, by **WASH U PLATFORM II, LLC - SKOKIE SERIES**, a series of Wash U Platform II, LLC, an Illinois limited liability company, whose mailing address is P.O. Box 1364, Elmhurst, Illinois 60126 ("Grantor") to **TM3250 LLC**, an Illinois limited liability company ("Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt of which is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, their successors and assigns, FOREVER, all the land, situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto and made a part hereof (the "Premises").

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest and claim or demand whatsoever, of the Grantor, either in law or in equity, of, in and to the Premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantees, their heirs/successors and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, their heirs/successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except for the "Permitted Title Exceptions" on Exhibit B attached hereto and made a part hereof; and that subject to such Permitted Title Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

IL ESTATE TRANSFER TAX		14-Dec-2021	
		COUNTY:	600.00
		ILLINOIS:	1,200.00
		TOTAL:	1,800.00
10-26-401-090-0000	20211201659271	2-091-354-768	

OAK PARK, IL 60302
6821 W. NORTH AVE.
PRAIRIE TITLE

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EXHIBIT A

LEGAL DESCRIPTION

LOT 2 IN METRO STORAGE RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 2015 AS DOCUMENT NUMBER 1521928005, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3250 W. Touhy Avenue, Skokie, IL 60077

PERMANENT INDEX NUMBER: 10-26-401-090-0000

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EXHIBIT B PERMITTED TITLE EXCEPTIONS

1. REAL ESTATE TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.
2. THE RIGHTS OF THE STATE OF ILLINOIS IN AND TO THE SOUTH 17.01 FEET OF THE LAND AND REFERENCED ON THE PLAT OF RESUBDIVISION AFORESAID.
3. RIGHT TO LAY, MAINTAIN, OPERATE, RENEW AND REMOVE A GAS MAIN AND OTHER NECESSARY GAS FACILITIES, TOGETHER WITH RIGHT OF ACCESS THERETO FOR SAID PURPOSES, IN, UPON, UNDER, ALONG, AND ACROSS THE WEST 10 FEET AND THE SOUTH 10 FEET (EXCEPT THE WEST 10 FEET THEREOF), AS CREATED BY GRANT FROM ROLLED STEEL CORPORATION TO THE NORTHERN ILLINOIS GAS COMPANY, DATED DECEMBER 6, 1956 AND RECORDED DECEMBER 13, 1956 AS DOCUMENT 16779646 AND DOCUMENT 90215469.
4. EASEMENT FOR LAYING AND MAINTAINING GAS MAINS AND ANY NECESSARY GAS FACILITIES IN, UPON, UNDER, ALONG AND ACROSS THE WEST 10 FEET OF LOT 15 IN NATIONAL BUCK COMPANY'S INDUSTRIAL SUBDIVISION RECORDED OCTOBER 25, 1956 AS DOCUMENT 16736806 OF PART OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO EASEMENT GRANT FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 26, 1988 AND KNOWN AS TRUST NUMBER 105543-01, TO THE NORTHERN ILLINOIS GAS COMPANY, RECORDED MARCH 30, 1990 AS DOCUMENT 90141855. (AFFECTS THE WEST 10 FEET OF THE LAND)
5. EASEMENT IN FAVOR OF NORTHERN GAS COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED AS DOCUMENT 91357836, AFFECTING THE EAST 10 FEET OF THE 20 FEET OF LOT 2 LYING SOUTH OF A STRAIGHT LINE INTERSECTING THE EAST LINE OF SECTION 26 AT A 90 DEGREE ANGLE AT A POINT 583.04 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 26 OF THE LAND.
6. TERMS, PROVISIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN AND EASEMENTS, RIGHTS AND OBLIGATIONS CREATED BY SECOND AMENDED AND RESTATED DECLARATION OF MUTUAL EASEMENTS AND RESTRICTIONS RECORDED FEBRUARY 25, 1991 AS DOCUMENT 91085415, AS AFFECTED BY THIRD AMENDED AND RESTATED DECLARATION OF MUTUAL EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT 1901806039.
7. EASEMENT IN FAVOR OF THE VILLAGE OF SKOKIE FOR THE MAINTENANCE AND OPERATION OF A SEWER OVER, UNDER, AND ACROSS A PORTION OF LOT 2 AND OTHER PROPERTY ATTACHED AS EXHIBIT "A" TO RESOLUTION RECORDED APRIL 1, 1991 AS DOCUMENT 91143867.

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8. TERMS, PROVISIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN VILLAGE OF SKOKIE ORDINANCE NO. 15-5-Z-4144 GRANTING APPROVAL FOR A PLANNED DEVELOPMENT OF THE LAND MORE FULLY SET FORTH IN NOTICE OF APPROVAL DATED MAY 18, 2015, AND RECORDED JUNE 2, 2015 AS DOCUMENT 1515350043.
9. TERMS, PROVISIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN AGREEMENT FOR INSTALLATION AND MAINTENANCE OF LANDSCAPING BY AND BETWEEN STANDARD BANK & TRUST COMPANY, AS TRUSTEE UNDER TRUST NO. 16633 AND THE VILLAGE OF SKOKIE DATED MAY 18, 2015 AND RECORDED JUNE 2, 2015 AS DOCUMENT 1515350044.
10. TERMS, PROVISIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN VILLAGE OF SKOKIE ORDINANCE NO. 15-5-Z-4146 GRANTING A SPECIAL USE PERMIT TO ESTABLISH AND OPERATE A SELF-STORAGE WAREHOUSE ON THE LAND AS MORE FULLY SET FORTH IN NOTICE OF APPROVAL DATED MAY 18, 2015 AND RECORDED JUNE 2, 2015 AS DOCUMENT NO. 1515350046.
11. TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN RESOLUTION 15-5-R-1294, A RESOLUTION APPROVING A PLAT OF SUBDIVISION FOR PROPERTY LOCATED AT 3220-3240 TOUHY AVENUE, SKOKIE, ILLINOIS IN A B2 COMMERCIAL DISTRICT RECORDED AUGUST 7, 2015 AS DOCUMENT 1521929005.
12. NOTICE OF APPROVAL FOR PLAN COMMISSION CASE NUMBER 2018-36P, VILLAGE ORDINANCE NUMBER 18-12-Z, RECORDED JANUARY 16, 2019 AS DOCUMENT 1901616025.
13. NOTICE OF APPROVAL FOR PLAN COMMISSION CASE NUMBER 2018-37P, SITE PLAN APPROVAL NUMBER 240.06, VILLAGE ORDINANCE NUMBER 18-12-Z, RECORDED JANUARY 16, 2019 AS DOCUMENT 1901616026.
14. NOTICE OF APPROVAL FOR PLAN COMMISSION CASE NUMBER 2018-39P, SPECIAL USE PERMIT NUMBER 561.01, VILLAGE ORDINANCE NUMBER 18-12-Z, RECORDED JANUARY 16, 2019 AS DOCUMENT 1901616028.
15. AGREEMENT FOR INSTALLATION AND MAINTENANCE OF LANDSCAPING, RELATED TO PLAN COMMISSION CASE 2018-37P, RECORDED JANUARY 16, 2019 AS DOCUMENT 1901616027.
16. TERMS AND PROVISIONS OF DECLARATION OF SIGN EASEMENTS AND APPROVAL RIGHTS RECORDED JANUARY 18, 2019 AS DOCUMENT 1901806040.
17. CONSEQUENCES OF THE MEANDERING OF THE NORTH SHORE CHANNEL.
18. RIGHTS, IF ANY, OF ADJOINING OWNERS IN AND TO SO MUCH OF THE LAND, IF ANY, AS MAY HAVE BEEN FORMED BY MEANS OTHER THAN NATURAL ACCRETIONS OR MAY BE COVERED BY THE WATERS OF THE NORTH SHORE CHANNEL.