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22003150320

Doc# 2200315032 Fee \$59.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/03/2022 01:49 PM PG: 1 OF 5

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SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH that GFG CI-1 LLC, a Delaware limited liability company ("Grantor"), with an address at c/o Brennan Investment Group, 9450 W. Bryn Mawr Ave., #750, Rosemont, IL 60018, GRANTS, BARGAINS, SELLS AND CONVEYS to OYSTER TWO ILLINOIS OWNER, LLC, a Delaware limited liability company ("Grantee"), with an address at c/o Maritime Management, LLC, One Maritime Plaza, Suite 2100, San Francisco, CA 94111, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Cook County, Illinois (the "Real Estate"):

See Exhibit A attached hereto and made a part hereof, together with all improvements situated thereon and all tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining, and all right, title, and interest of Grantor in and to adjacent streets and rights-of-way, subject to the encumbrances described in Exhibit B attached hereto and made a part hereof (hereinafter called the "Permitted Exceptions").

Grantor, as its sole warranty herein, specially warrants to Grantee, its successors and assigns, that it and its successors and assigns will forever defend title to the Real Estate unto Grantee, its successors and assigns (subject to the Permitted Exceptions) against only those claims of persons claiming to title to or asserting claims affecting title to the Real Estate, or any part thereof, by, through or under Grantor, but not otherwise.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he/she is duly authorized to execute and deliver this deed on behalf of Grantor.

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EXHIBIT A

Legal Description

PARCEL 1:

THE NORTH 364 FEET OF THE FOLLOWING, TAKEN AS A TRACT:

LOT 9, EXCEPT THE WEST 67.58 FEET THEREOF, AND LOTS 10, 11 AND 12 IN BLUE ISLAND GARDENS SUBDIVISION OF THE FOLLOWING DESCRIBED TRACT:

THE NORTHWEST QUARTER (EXCEPT THE EAST 20 ACRES THEREOF AND EXCEPT THE WEST 1/11 FEET OF THAT PART OF SAID NORTHWEST QUARTER LYING WEST OF SAID EAST 20 ACRES), IN SECTION 35, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 3 IN ALSIP INDUSTRIAL PARK UNIT 2 BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

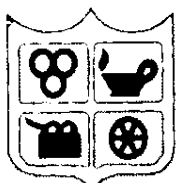
PARCEL 3:

A PARCEL OF LAND IN PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 3 IN ALSIP INDUSTRIAL PARK UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 35, ACCORDING TO THE PLAT THEREOF RECORD APRIL 19, 1968 AS DOCUMENT 20464384; THENCE NORTH 00 DEGREES 00 MINUTES WEST ON AN ASSUMED BEARING ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 441.63 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, SAID POINT ALSO BEING ON THE SOUTH LINE OF WEST 128TH PLACE IN SAID ALSIP INDUSTRIAL PARK UNIT 2; THENCE NORTH 89 DEGREES 27 MINUTES 30 SECONDS WEST ALONG SAID SOUTH LINE OF WEST 128TH PLACE, A DISTANCE OF 6.97 FEET; THENCE SOUTH 11 DEGREES 17 MINUTES 20 SECONDS WEST, A DISTANCE OF 158.51 FEET TO A POINT 38.00 FEET OF THE WEST LINE OF SAID LOT 3; THENCE SOUTH 00 DEGREES 00 MINUTES EAST ALONG A LINE PARALLEL WITH AND 38.00 FEET WEST OF THE WEST LINE OF SAID LOT 3, A DISTANCE OF 285.92 FEET TO THE SOUTH LINE OF SAID LOT 3 EXTENDED WEST (ALSO BEING THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/2 OF SAID SECTION 35); THENCE SOUTH 89 DEGREES 29 MINUTES 30 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 3 EXTENDED WEST, A DISTANCE OF 38.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

Street Address: 3701 W. 128th Place, Alsip, IL 60803

Tax Parcel Number(s): 24-35-100-036-0000; 24-35-100-091-0000; 24-35-101-034-0000; 24-35-101-036-0000; 24-35-101-038-0000; 24-35-101-040-0000

Real Estate Transfer Tax



Village of
Alsip

Amount: 31,375.58

Date: 10/18/21

Initials: ST

Number: 320

2021

REAL ESTATE TRANSFER TAX

01-Dec-2021



COUNTY:	1,007.25
ILLINOIS:	2,014.50
TOTAL:	3,021.75

24-35-100-036-0000

| 20211001601679 | 0-452-616-848

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EXHIBIT B

Permitted Exceptions

1. General real estate taxes for the year(s) 2021 and subsequent years, none now due and payable.
2. Covenants, conditions and restrictions contained in deed from the Baltimore & Ohio Chicago Terminal Railroad Company to American Licorice Company recorded March 6, 1991 as document number 91099707.
3. Terms, provisions and limitations of the Environmental No Further Remediation Letter recorded September 1, 2009 as document number 0924431078.
4. The fact, as disclosed by that certain document or documents recorded September 1, 2009 as Document No. 0924431078 of Official Records, that some violation of environmental protection laws may have occurred which may affect the land.
5. Rights of way for railroads, switch tracks or spur tracks, if any, and right of the railroad company to the use, operation, maintenance and repair of same, and the approximate location of railroad tracks are as shown on the Survey (as hereinafter defined).
6. The rights of the following tenants, as tenants only, under unrecorded tenant leases, such rights do not include any options to purchase or rights of first refusal to purchase all or any portion of the insured land: Bill Downs Enterprises and J&J Snack Foods Sales Corp.
7. Mortgage dated November 21, 2016 and recorded November 30, 2016 as Document No. 1633549258, made by GFG CI-1 LLC, to Barclays Bank PLC, to secure an indebtedness in the amount of \$38,500,000.00, and the terms and conditions thereof.

Assigned to Wilmington Trust, National Association, as Trustee for the benefit of the registered holders of Wells Fargo Commercial Mortgage Trust 2016-C37 Commercial Mortgage Pass-Through Certificates, Series 2016-C37, and in its capacity as "Lead Securitization Note Holder" by assignment recorded March 17, 2017 as document number 1707657186.

8. Assignment of Rents made by GFG CI-1 LLC to Barclays Bank PLC recorded November 30, 2016 as document 1633549259.

Assigned to Wilmington Trust, National Association, as Trustee for the benefit of the registered holders of Wells Fargo Commercial Mortgage Trust 2016-C37, Commercial Mortgage Pass-Through Certificates, Series 2016-C37, and in its capacity as "Lead Securitization Note Holder" by assignment recorded March 17, 2017 as document number 1707657187.

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9. ALTA/NSPS Land Title Survey made by Sherrill Associates, Inc. under the certification and seal of Gregory S. McVicar, Surveyor License No. 3512, dated May 14, 2021, last revised October 15, 2021, designated Project #21-6750-SITE #002 (the "Survey") discloses the following matters: None.

Property of Cook County Clerk's Office