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Doc# 2201319022 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/13/2022 09:43 AM PG: 1 OF 4

This Document Prepared By:

Michael B. Brodigan, Esq.
Brodigan & Gardiner, LLP
40 Broad Street
Boston, MA 02109

After Recording Return To:
Stewart Title Guaranty Company
One Washington Mall
14th Floor
Boston, MA 02108
Attn: Kimberly Fogarty

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **CD 210 CHICAGO INFILL PROPERTY LLC**, a Delaware limited liability company, (hereinafter the "Grantor"), having an address of CD 210 Chicago Infill Property LLC, c/o Taurus Investment Holdings, LLC, Two International Place, Suite 2710, Boston, MA 02110,, for the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby **GRANTS, BARGAINS AND SELLS** to **CHICAGO NLM LL, LLC**, a Delaware limited liability company (the "Grantee"), having an address of Chicago NLM LL, LLC, c/o Investcorp International Realty, Inc., 280 Park Avenue, 36th Floor, New York, New York 10017, and its successors and assigns forever, the land situated in the County of Cook, State of Illinois described as follows (the "Property"):

UNITS 1, 2 AND 3 IN GLENN AVENUE INDUSTRIAL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

LOTS 1 AND 2 (EXCEPT THE WEST 32 FEET OF SAID LOT 2) IN BLOCK 3 IN AMERLINE SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 25, 1996 AS DOCUMENT NUMBER 96310956 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

P.I.N. Nos.: 03-11-305-033-1001, 03-11-305-033-1002, and 03-11-305-033-1003

Property Address: 504 Glenn Ave., Wheeling, IL 60090

TO HAVE AND TO HOLD the Property, together with all and singular the privileges and appurtenances belonging thereto or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances, unto the said Grantee, its successors and assigns forever.

Grantor, for itself and its successors, represents and warrants that the Property has not been alienated or encumbered by Grantor in any way whatsoever, **EXCEPT FOR AND SUBJECT TO** those matters described on Exhibit A attached hereto and made a part hereof (the "Permitted Exceptions"); and

Real Estate Trustee Approved

Initials: AMW Date: 1/10/22



VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ISSUANCE

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that Grantor **WILL WARRANT AND DEFEND** the Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to the Permitted Exceptions.

Signature intentionally on following page

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		13-Jan-2022	
		COUNTY:	1,800.00
		ILLINOIS:	3,600.00
		TOTAL:	5,400.00
03-11-305-033-1001		20211201670244 2-038-625-936	

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IN WITNESS WHEREOF, CD 210 CHICAGO INFILL PROPERTY LLC, a Delaware limited liability company has caused this Special Warranty Deed to be executed as of this 21st day of December, 2021.

CD 210 CHICAGO INFILL PROPERTY LLC,
a Delaware limited liability company

By: _____
Name: Erik Rijnbout
Title: Authorized Signatory

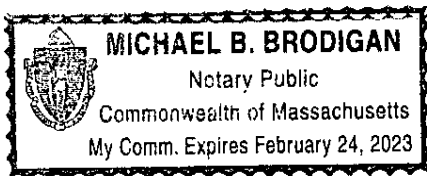
Mail Future Tax Bills To:

Chicago NLM LL, LLC
c/o Investcorp International Realty, Inc
280 Park Avenue, 36th Floor
New York, NY 10017

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 21st day of December 2021, before me, the undersigned notary public, personally appeared Erik Rijnbout, proved to me through satisfactory evidence of identification, being (check whichever applies): Driver's license or other state or federal government document bearing a photographic image, Oath or affirmation of a credible witness known to me who knows the above signatory, or My own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him/her voluntarily for its stated purpose as Authorized Representative of CD 210 CHICAGO INFILL PROPERTY LLC.



Notary Public:
My commission expires.

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Exhibit A

Permitted Exceptions

1. Taxes for the year(s) 2021 and 2022 that are not yet due or payable.
2. A Conditions, restrictions, covenants and agreements in Declaration of Condominium Ownership for Glenn Avenue Industrial Condominium made by First National Bank of Niles as trustee dated May 8, 1995, recorded April 25, 1996, in Cook County in Document No. 96310956 and any amendments thereto.
3. Rights of public and quasi public utilities over the Land to maintain the overhead wires along the south and west lines of the land as disclosed by Gremley and Biedermann, Inc., plat of survey dated December 11, 2019 last revised February 24, 2020, number 2019-27439-001.
4. Easement in, upon, under, over and along the South 5 feet of the East 118 feet (except the East 50 feet) of Lot 2 of the Land to install and maintain all equipment for the pupose of serving the Land and other property with the Telephone and Electric Service, together with right of access to said equipment, as created by grant to commonwealth Edison Company and Illinois Bell telephone Company recorded June 4, 1970, as Document No. 21175651.
5. Existing unrecorded lease in favor of WorldPac, Inc. and all rights thereunder of the lessee and of any person or party claiming by, through or under the lessee.