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Doc# 2203201065 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/01/2022 03:21 PM PG: 1 OF 6

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SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH that GFG NC 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 2150 DOLTON ROAD 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


A TRACT OF LAND, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID TRACT OF LAND IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF THE STRIP OF LAND CONVEYED TO THE COMMONWEALTH EDISON COMPANY BY DEED RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON FEBRUARY 14, 1955, AS DOCUMENT NO. 16149161, AT A POINT WHICH IS 1550 FEET WEST FROM THE WEST LINE OF PAXTON AVENUE, (SAID WEST LINE BEING THE WEST LINE OF THE EAST 60 FEET OF SAID SOUTHWEST 1/4 OF SECTION 1) AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF THE STRIP OF LAND SO CONVEYED, A DISTANCE OF 238.46 FEET TO A DEFLECTION POINT IN SAID SOUTH LINE; THENCE NORTHWESTWARDLY, CONTINUING ALONG THE SOUTHERLY LINE OF THE STRIP OF LAND SO CONVEYED, A DISTANCE OF 672 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 183.06 FEET OF SAID SOUTHWEST 1/4 OF SECTION 1; THENCE SOUTH ALONG THE EAST LINE OF THE WEST 183.06 FEET AFORESAID BEING ALSO THE EAST LINE OF THE PROPERTY CONVEYED TO THE COUNTY OF COOK BY DEED RECORDED IN SAID RECORDER'S OFFICE ON AUGUST 14, 1946 AS DOCUMENT NO. 13869802, A DISTANCE OF 175.86 FEET TO A POINT OF CURVE; THENCE SOUTHEASTWARDLY, CONTINUING ALONG THE LINE OF THE PROPERTY SO CONVEYED SAID LINE BEING HERE THE ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 665.57 FEET, A DISTANCE OF 905.88 FEET TO A POINT OF TANGENT; THENCE


SOUTHEASTWARDLY, CONTINUING ALONG THE LINE OF THE PROPERTY SO CONVEYED, SAID LINE BEING HERE A STRAIGHT LINE, A DISTANCE OF 316.31 FEET TO A POINT WHICH IS 579.01 FEET SOUTH FROM THE HEREIN DESCRIBED POINT OF BEGINNING AND WHICH IS ON A LINE PERPENDICULAR TO THE FIRST HEREIN DESCRIBED COURSES FROM SAID POINT OF BEGINNING; THENCE NORTH ALONG SAID PERPENDICULAR LINE, SAID DISTANCE OF 579.01 FEET TO THE POINT OF BEGINNING, (EXCEPT FROM SAID TRACT OF LAND THAT PART THEREOF LYING EAST OF A LINE, WHICH IS 320 FEET MEASURED PERPENDICULARLY, WESTERLY FROM AND PARALLEL WITH THE EASTERLY LINE THEREOF), IN COOK COUNTY, ILLINOIS.

Street Address: 2150 Dolton Road, Calumet City, IL 60409

Tax Parcel Number(s): 29-01-300-048-0000

REAL ESTATE TRANSFER TAX		27-Dec-2021	
	COUNTY:		534.25
	ILLINOIS:		1,068.50
	TOTAL:		1,602.75
29-01-300-048-0000		20211001601667 1-583-078-032	

REAL ESTATE TRANSFER TAX
 62829 11/2/2021

 Calumet City • City of Homes \$ 12,965.12

REAL ESTATE TRANSFER TAX
 62830 11/2/2021

 Calumet City • City of Homes \$ 12,965.12

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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. Terms, conditions, covenants, and restrictions and limitations of the easements, licenses and other agreements as set forth in Special Corporation Deed dated January 29, 1966 and recorded February 1, 1966 as document 19727636 as follows:

(A) Grantor, its successors and assigns, hereby reserves and excepts from this conveyance nonexclusive perpetual easements and right of way, including the right of ingress and egress at any time that grantor may see fit, to construct, reconstruct, replace, renew, operate, maintain, repair, change the size of, and remove underground pipe, pipelines and/or mains for the purpose of conveying gas, water or other liquid substances without limitation over, across, through and under the premises, together with the right of excavate and refill ditches and trenches for the location of said pipeline and/or mains, and the further right to remove trees, bushes, undergrowth or other obstructions interfering with the location, construction and maintenance of said pipelines and/or mains. The foregoing easements and right of way shall cover a strip of Land thirty feet in width in, under and across the premises over routes described as follows, to-wit:

that part of the Southwest 1/4 of Section 1, Township 36 North, Range 14 East of the Third Principal Meridian bounded and described as follows:

beginning at the point or intersection of the Southerly line of the strip of land conveyed to the Commonwealth Edison Company by deed recorded in the recorder's Office of Cook County, Illinois on February 14, 1955 as document 16149161, with the East line of the West 183.06 feet of said Southwest 1/4 and running thence South along the aforesaid East line of the West 183.06 feet, being the East line of the property conveyed to the County of Cook by and recorded in said Recorder's Office on August 14, 1946, as document 13869802, a distance of 175.86 feet to a point of curve; thence Southeastwardly, continuing along the line of said property conveyed to Cook County, being here the arc of a circle convex to the Southwest and having a radius of 665.57 feet of a distance of 787.31 feet to its intersection with a line 32.00 feet Easterly from and parallel with a northward extension of a straight line which extends northwardly from a point which is 1112.25 feet North of and 468.00 feet East of the Southwest corner of said Southwest 1/4 of Section 1, to a point which is South 77 degrees 59 minutes East 560.00 feet from a point on the West line of said Southwest 1/4 1602.25 feet North from the Southwest corner of said Southwest 1/4; thence Northwardly along said parallel line a distance of 32.54 feet to its intersection with the arc of a circle, convex to the Southwest, having a radius of 633.57 feet and being 32.00 feet Northeasterly from and concentric with the first herein described arc; thence Northwestwardly along the last described arc a distance of 743.71 feet to a point of tangent with a line 215.06 feet East from and parallel with the West line of said Southwest 1/4; thence North along the last described parallel line a distance of 158.84 feet to its intersection with the Southerly line of said strip of

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land conveyed to the Commonwealth Edison Company; thence Northwestwardly along said Southerly line a distance of 36.25 feet to the point of beginning;

as approximately shown on the ALTA/NSPS Survey prepared by Sherrill Associates, Inc., for CreSurveys, dated May 24, 2021, last revised October 18, 2021, as Project No. 21-6750-SITE #005 (the "Survey").

3. Grant from General Dynamics Corporation, a corporation of Delaware to the Metropolitan Sanitary District of Greater Chicago, a municipal corporation, dated November 14, 1966 and recorded December 1, 1966 as document 20010244 of a perpetual easement, right, privilege and authority to construct, reconstruct, repair, maintain and operate a certain part of an intercepting sewer under and through the following described property hereinafter referred to as Parcel B:

Parcel B: That part of the Southwest 1/4 of Section 1, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois being a 20.0 feet wide strip of Land, lying 10.0 feet on each side of a center line which is more particularly described as follows: Commencing at the intersection of the Southerly right of way line of Dolton Avenue with the East line of the West 1/2 of the Southwest 1/4 of Section 1; thence Northerly along the East line of the West 1/2 of the Southwest 1/4 of said Section 1, a distance of 93.0 feet to a point on a curved line; thence Northwesterly along a curved line concave to the Southwest and having a radius of 22.15 feet, a distance of 30.0 feet to a point of tangency; thence Northwesterly along a tangent to the last described curved line, said tangent line being 60.0 feet Northerly of and parallel to the center line of Dolton Avenue (as measured perpendicular thereto), a distance of 546.0 feet for a point of beginning; thence Northwesterly along a curved line concave to the Northeast and having a radius of 651.57 feet, a distance of 717.48 feet to a point of tangency; thence Northwesterly along a tangent to the last described curved line a distance of 135.0 feet to a point of curvature; thence Northwesterly along a curved line concave to the Southwest and having a radius of 39.98 feet, a distance of 30.0 feet to a point of tangency; thence Northwesterly along the tangent to the last described curved line to a point on the Easterly right of way line of Calumet Expressway (excluding therefrom that part dedicated for public use). Said Parcels A and B being as shown on Plats marked Exhibits 'A' and 'B' attached hereto and made a part hereof. Said Exhibit 'B' also shows the appropriate location of manholes giving access to the intercepting sewer. And a temporary easement for the purpose of facilitating the construction of the intercepting sewer as aforesaid upon, over and across the real estate described as Parcel 'A' on said document;

as approximately shown on the Survey.

4. 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: U.S. Glu-Lam, Inc., Clear Channel Outdoor, LLC and Dayco Products.

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5. Mortgage dated February 9, 2016 and recorded February 22, 2016 as Document No. 16053220220, made by GFG NC 1 LLC, to Societe Generale, to secure an indebtedness in the amount of \$68,512,500.00, and the terms and conditions thereof.

Assigned to Wilmington Trust, National Association, as Trustee, on behalf of the Registered Holders of Citigroup Commercial Mortgage Securities Inc., Commercial Mortgage Pass-Through Certificates, Series 2016-P3 by assignment recorded May 11, 2016 as document number 1613222141.

6. Assignment of Rents made by GFG NC 1 LLC to Societe Generale recorded February 22, 2016 as document 16053220221.

Assigned to Wilmington Trust, National Association, as Trustee, on behalf of the Registered Holders of Citigroup Commercial Mortgage Securities Inc., Commercial Mortgage Pass-Through Certificates, Series 2016-P3 by assignment recorded May 11, 2016 as document number 1613222142.

7. ALTA/NSPS Land Title Survey prepared by Sherrill Associates, Inc., for CreSurveys, dated May 24, 2021, last revised October 18, 2021, as Project No. 21-6750-SITE #005, discloses the following matters:

- (A) Chain link fence crosses property line by approximately 282.0'.
- (B) Building crosses sewer easement by approximate length of 31.1' and width of 14.1'.
- (C) Building crosses sewer easement by approximate length of 44.5' and width of 21.3'.

Wilmington County Clerk's Office