

# UNOFFICIAL COPY



Doc# 2203808047 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/07/2022 11:51 AM PG: 1 OF 5

## SPECIAL WARRANTY DEED

**Instrument Prepared By  
And After Recording Please Return To:**

Sheppard, Mullin, Richter & Hampton LLC  
70 West Madison Street, 48th Floor  
Chicago, IL 60602-4498  
Attn: Terrence E. Bundy

**Send Subsequent Tax Bills To:**

250 N Mannheim LLC  
4201 Raymond Drive  
Hillside, IL 60162

**VILLAGE OF HILLSIDE**  
 \$ 129,375.00  
 02/03/2022  
  
 722184 REAL ESTATE TRANSFER TAX  
 15-17-201-0290000  
 15-17-201-030-0000

## SPECIAL WARRANTY DEED

(Illinois)

THIS SPECIAL WARRANTY DEED, made as of this 1<sup>st</sup> day of February, 2022 by TCG INDUSTRIAL MANNHEIM LLC, a Delaware limited liability company ("Grantor"), whose address is c/o Trident Capital Group, 15 Broad Street, Suite 200, Boston, Massachusetts 02109 in favor of 250 N MANNHEIM LLC, an Illinois limited liability company ("Grantee"), whose address is 4201 Raymond Drive, Hillside, IL 60162.

WITNESSETH:

WITNESSETH, THAT, Grantor, for an in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto Grantee all the real property, together with improvements, if any, situate, lying and being in the County of Cook, State of Illinois, legally described as follows (the "Property"):

See Exhibit A, attached hereto and incorporated herein by this reference.

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TOGETHER with all and singular the hereditaments and appurtenances thereto 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, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the Property, and the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for itself, its successors and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the Property in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof of interest therein, by, through or under the Grantor, subject to those matters set forth in Exhibit B, attached hereto and incorporated herein by this reference.

Permanent Real Estate Number(s): 15-17-201-029-0000  
15-17-201-030-0000

Address of Property: 250 N. Manheim Road, Hillside, Illinois

[SEE SIGNATURE ON THE FOLLOWING PAGE]

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IN WITNESS WHEREOF, this Deed has been executed by Grantor to be effective as of the date first set forth above.

**GRANTOR:**

TCG INDUSTRIAL MANNHEIM LLC,  
a Delaware limited liability company

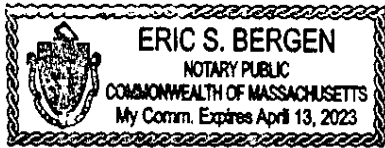



\_\_\_\_\_  
David Pizzotti, Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS     )  
  ) SS:  
COUNTY OF Suffolk    )

Before me, a Notary Public in and for said County and State, personally appeared David Pizzotti, Authorized Signatory of TCG Industrial Mannheim LLC, a Delaware limited liability company, who, after having been duly sworn, acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of said limited liability company.

WITNESS, my hand and notarial seal this 28<sup>th</sup> day of January, 2022.



  
\_\_\_\_\_  
( Eric S. Bergen ) Notary Public

My Commission Expires:  
4/13/23

My County of Residence:  
Norfolk

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## EXHIBIT A PROPERTY



250 N. MANNHEIM ROAD, HILLSIDE, COOK COUNTY, ILLINOIS

### PARCEL 1:

LOTS 1 AND 2 IN ADVENT REALTY RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN NARCO HILLSIDE CENTER FOR INDUSTRY, A SUBDIVISION OF PART OF THE NORTH 900.00 FEET (MEASURED AT RIGHT ANGLES) OF NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS GRANTED IN THE SPECIAL WARRANTY DEED RECORDED AS DOCUMENT 20044050 AND FILED AS DOCUMENT LR1123918 FOR THE PURPOSE OF INGRESS AND EGRESS AND ALSO FOR THE PURPOSE OF INTRODUCING AND CONNECTING SEWERS, WATER MAINS AND PUBLIC UTILITIES OVER THE WEST 65.4 FEET OF THE EAST 98.4 FEET OF THE NORTH 900 FEET OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		01-Feb-2022
		COUNTY: 8,625.00
		ILLINOIS: 17,250.00
		TOTAL: 25,875.00
15-17-201-030-0000	20220101610369	-007-348-176

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Reservation of the right to a street crossing and right of way to "Covell Road" n/k/a Mannheim Road at or near the center of said tract as therein described, as contained in the quit-claim filed for record July 18, 1913 as Document Number LR32200.
2. Grant of Easement for Public Utilities made by LaSalle National Bank, as trustee under trust No. 44311 to the Commonwealth Edison Company for constructing and maintenance of equipment on the South 10.00 feet and the West 5.00 feet of the Land, said instrument filed February 22, 1973 as document number LR2676505.
3. Easement over the West 10.00 feet of the East 29.00 feet of Lot 1 of the Land for the purpose of installing and maintaining all equipment necessary to serve the Subdivision and other Land with telephone and electrical service, together with the right to overhang aerial service wires and the right of access to such wires, as created by Grant to the Illinois Bell Telephone Company and the Commonwealth Edison Company and their respective successors and assigns recorded October 12, 1979 as document number LR3124121.
4. Easement granted June 2, 1975 and fled June 26, 1975 as document number LR2815323 between LaSalle National Bank, a National Banking Association as Trustee under Trust Agreement dated June 21, 1972 and known as trust number 44311 and La Salle National Bank, a National Banking Association, as trustee under trust agreement dated September 10, 1971 and known as trust number 44192 of non-exclusive perpetual easement for the use, repair, maintenance or replacement of a track for railroad purpose.
5. Grant of easement over part of the Land made by La Salle National Bank, a National Banking Association, as Trustee Under Trust No. 44311 dated January 10, 1977 and fled September 1, 1977 as document number LR2964155 of 2 non-exclusive perpetual easement for the use, repair, maintenance or replacement of a track for railroad purpose.
6. Unrecorded Lease in favor of Wipeco Inc., an Illinois corporation as disclosed by Subordination, Non-Disturbance and Attornment Agreement recorded January 15, 2021 as document 2101533111 and all rights thereunder of and all acts done or suffered thereunder by said lessee.
7. Unrecorded Lease in favor of RTS Packaging, LLC., a Delaware limited liability company as disclosed by Subordination, Non-Disturbance and Attornment Agreement recorded January 15, 2021 as document 2101533112 and all rights thereunder of and all acts done or suffered thereunder by said lessee.
8. Rights of the adjoining owners in and to the concurrent use of easements granted in Special Warranty Deed recorded as Document 20044050 and filed as Document Number LR1123918.