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Doc#: 2204121479 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 02/10/2022 01:24 PM Pg: 1 of 8

THIS DOCUMENT WAS)
PREPARED BY AND AFTER)
RECORDING RETURN TO:)

Dec ID 20220101601127

ST/CO Stamp 0-794-014-096 ST Tax \$10,300.00 CO Tax \$5,150.00

Greenberg Traurig, LLP)
1840 Century Park East)
Suite 1900)
Los Angeles, CA 90067-2121)
Attn: Gregory A. Fishman)

MAIL SUBSEQUENT TAX)
BILLS TO:)
c/o Remedy Medical Properties, Inc.,)
800 W Madison St, Suite 400)
Chicago, IL 60607)
Attn: Gregg Graines, Esq.)

[This space reserved for recording data.]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of January 28, 2022, by and between **GLENVIEW COMPASS I MEDICAL PROPERTIES, LLC**, a Delaware limited liability company, having an address at c/o Remedy Medical Properties, Inc., 800 W Madison St, Suite 400, Chicago, IL 60607 ("Grantor") and **KAGR2 GLENVIEW COMPASS I, LLC**, a Delaware limited liability company, having an address at c/o Remedy Medical Properties, Inc., 800 W Madison St, Suite 400, Chicago, IL 60607 ("Grantee").

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby **GRANT, BARGAIN, REMISE, RELEASE ALIEN, SELL and CONVEY** to Grantee and its successors and assigns all the right, title, interest, claim or demand which the Grantor has or may have had in and to the real property situated in the County of Cook, and State of Illinois, commonly known as 2501 Compass Road, Glenview, Illinois and legally described on **Exhibit A** attached hereto and made a part hereof together with the buildings, structures, fixtures, and other improvements located on said real estate and all hereditaments, easements and appurtenances thereunto belonging, or in any way pertaining to said real estate (the "Property").

TO HAVE AND TO HOLD the Property unto the Grantee and its successors and assigns forever. Grantor warrants that title for the Property shall be free of any claim by Grantor, or any other person or persons claiming by, through or under Grantor, but does not warrant otherwise, and Grantor and its successors and assigns shall defend the Property unto Grantee and its successors and assigns against every person whomsoever claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise. Grantor will **WARRANT AND DEFEND**,

ACTIVE 62201226v2

First American Title Insurance
National Commercial Services
NCS-FA747-CO

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SUBJECT, HOWEVER, to the matters set forth on Exhibit B attached hereto and fully made a part hereof by reference for all purposes.

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:

LOT 10 IN PRAIRIE GLEN CORPORATE CAMPUS UNIT 2, RECORDED AS DOCUMENT NUMBER 0010371128, BEING A RESUBDIVISION OF PART OF LOT 7 IN GLENVIEW NAVAL AIR STATION SUBDIVISION NO. 2, A SUBDIVISION OF PARTS OF SECTIONS 15, 21, 22, 23, 26, 27, 28 AND 34, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE RECIPROCAL EASEMENTS CREATED BY DECLARATION OF EASEMENTS MADE AS OF JUNE 25, 2004 AND RECORDED AUGUST 18, 2004 AS DOCUMENT 0423148067 AND SHOWN ON PLAT OF EASEMENT RECORDED SEPTEMBER 9, 2004 AS DOCUMENT 0425345170 FOR THE BENEFIT OF PARCEL 1.

PARCEL 3:



EASEMENTS, RECIPROCAL RIGHTS AND BENEFITS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RECIPROCAL RIGHTS AND EASEMENTS MADE AS OF JANUARY 25, 2001 AND RECORDED MARCH 1, 2001 AS DOCUMENT 0010166109 FOR THE BENEFIT OF PARCEL 1 OVER AND ACROSS THE FOLLOWING PROPERTY: LOTS 4, 5 AND 7 IN GLENVIEW NAVAL AIR STATION SUBDIVISION NO. 2, BEING A SUBDIVISION OF PARTS OF SECTIONS 15, 21, 22, 23, 26, 27, 28 AND 34, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED AS DOCUMENT NO. 99313067, IN COOK COUNTY, ILLINOIS; SAID LOT 4 NOW KNOWN AS LOTS 1, 2 AND 3, PRAIRIE GLEN CORPORATE CAMPUS UNIT 1; AND A PORTION OF SAID LOT 7 NOW KNOWN AS LOTS 1 THROUGH 10, INCLUSIVE, PRAIRIE GLEN CORPORATE CAMPUS UNIT 2.

PIN(s): 04-22-302-016-0000 and 04-22-302-020-0000

Common Address: 2501 Compass Road, Glenview, IL 60026

REAL ESTATE TRANSFER TAX

09-Feb-2022

		COUNTY:	5,150.00
		ILLINOIS:	10,300.00
		TOTAL:	15,450.00
04-22-302-016-0000		20220101601127 0-794-014-096	

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EXHIBIT B

1. General real estate taxes for the year(s) 2021 and subsequent years.

The first installment of the 2020 taxes in the amount of \$68,855.54 is Paid.

The final installment of the 2020 taxes in the amount of \$44,956.06 is Paid.

The 2021 taxes are not yet ascertainable or payable.

Permanent Index Number: 04-22-302-016-0000 Vol. 132

If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

(Affects Part of Lot 10) General real estate taxes for the year(s) 2021 and subsequent years.

The first installment of the 2020 taxes in the amount of \$68,343.97 is Paid.

The final installment of the 2020 taxes in the amount of \$48,475.68 is Paid.

The 2021 taxes are not yet ascertainable or payable.

Permanent Index Number: 04-22-302-020-0000 Vol. 132

If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

(Affects Remainder of Lot 10)

2. Covenants, conditions and restrictions contained in Declaration recorded March 01, 2001 as document 0010166109, and the terms and provisions contained therein.

(For further particulars, see document)

3. Notice of Requirements for Storm Water Detention recorded on March 19, 1998 as Document No. 98214005 by the Glenview Naval Air Station Redevelopment Project.

(For further particulars, see document)

4. Grant of Easement recorded September 6, 2002 as document 0020984532, made by auG Five LP to Commonwealth Edison Company, its licensees, successors and assigns, an easement to construct, operate, maintain, renew, relocate and remove cables, conduits, manholes, transformers, pedestals and other facilities used in connection with underground transmission and distribution of electricity, sounds and

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signals, together with the right of access to the same; as approximately shown on the Survey, defined below.

(For further particulars, see document)

5. Terms, conditions, provisions and easements contained in Declaration of Easements recorded August 18, 2004 as document 0423148067, made by auG Five, LP, relating to common areas, as affected by that Assignment of Rights dated January 25, 2019 and recorded January 29, 2019 as Document No. 1902906153. (as to Parcel 1)

(For further particulars, see document)

6. Plat of Easement recorded September 9, 2004 as document 0425345170, granting watermain easements together with public utility and drainage easements over, under and across that part of 10 in Prairie Glen Corporate Campus Unit 2; as approximately shown on the Survey.

(see plat for exact location)

7. Terms, conditions and provisions contained in Declaration of Exclusive Uses recorded December 13, 2004 as document 0434848210, made by auG Five, LP, as amended and restated by Amended and Restated Declaration of Exclusive Uses recorded December 17, 2004 as document 0435248075.

(For further particulars, see document)

8. This item has been intentionally deleted.
9. Drainage easement in favor of the Village of Glenview, Northern Illinois Gas Company (Nicor), T.C.I. Cable, the Commonwealth Edison Company, and Ameritech, their successors and assigns, including provision for a lien for costs of repair or maintenance (which lien shall be effective upon recording of a notice of lien), as shown and set forth on the Plat of Prairie Glen Corporate Campus Unit 2, recorded as document number 0010371128, affecting: The West 10 feet and the East 25 feet of Lot 10; as approximately shown on the Survey.
10. Public Utilities Easement in favor of the Village of Glenview, Northern Illinois Gas Company (Nicor), T.C.I. Cable, the Commonwealth Edison Company, and Ameritech, their successors and assigns, as Shown and set forth on the Plat of Prairie Glen Corporate Campus Unit 2, recorded as document number 0010371128, affecting: The Northerly 15 feet, the Southerly 10 feet, the West 10 feet and the East 25 feet of Lot 10; as approximately shown on the Survey.
11. Pedestrian Easement as shown and set forth on the Plat of Prairie Glen Corporate Campus Unit 2 recorded as Document No. 0010371128 affecting: The East 25 feet of Lot 10; as approximately shown on the Survey.

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12. General Blanket Easement provisions contained in Plat of Prairie Glen Corporate Campus Unit 2, recorded as document 0010371128, to the Village of Glenview to access, install, maintain, operate and remove facilities used for but not limited to village lighting, water supply and distribution, sanitary and storm water collection and discharge shown on the Plat hereof excepting therefrom the buildable areas and areas under buildings and structures; also the right to cut, trim, or remove trees, bushes, and roots and the right to enter; also the grade of the subdivided property shall not be altered so as to interfere with the rights of the Village; also the right of ingress and egress over and along all streets and cul-de-sacs; also emergency access for the purpose of providing police and fire protection. Said provision supersedes all underlying blanket easements heretofore granted.
(see plat for further particulars)
13. Covenants and restrictions relating to: 1. Non-discrimination in the use, occupancy, sale or lease; 2. Access, right of the U.S.a. For Environmental Remedial or corrective action; 3. Right of the Village of Glenview to grant easements for public utilities, temporary construction access, all as more particularly set forth in the deed of conveyance recorded October 3, 2001 as document 0010919894 (as to Lot 10), which do not contain reversionary or forfeiture clauses.
(For further particulars, see document)
14. Covenants and restrictions relating to completion of improvements, real estate taxes, nondiscrimination in use, occupancy, sale or lease, right of the U.S.A. to access for environmental action, contained in the document recorded October 3, 2001 as Document No. 0010919895 which does not contain a reversionary or forfeiture clause.
(For further particulars, see document)
15. Rights of the adjoining owners in and to the concurrent use of said easement described in Schedule A.
16. Rights of tenants, as tenants only, under unrecorded leases per the attached rent roll, with no rights of first refusal or options to purchase the Land.
17. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by ASM American Surveying & Mapping, Inc. on December 4, 2018, updated December 6, 2021 and January 6, 2022 and last revised _____, 2022, designated 2113945-35018 GLENVIEW IL.DWC (the "Survey")
 - A) Pedestrian access crosses boundary by 10.6' at most.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

Russell M. Reiter, an authorized signatory for Glenview Compass I Medical Properties, LLC being duly sworn on oath, states that he resides at 800 Madison Avenue, Suite 400, Chicago, IL 60607 That the attached deed is not in violation of Section 1 of the Plat Act (765 ILCS 205/1) for one of the following reasons:

Section A. Said deed is not applicable as the grantors own no adjoining property to the premises described in said deed.

OR

Section B. The conveyance falls within one of the following exemptions set forth in the Act at paragraph (b) of 1:

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configurations of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

CIRCLE LETTER OR NUMBER WHICH IS APPLICABLE TO ATTACHED DEED.

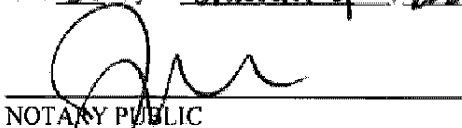
Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois to accept the attached deed for recording.

**Glenview Compass I Medical Properties,
LLC, a Delaware limited liability company**



Signature of Affiant - Russell M. Reiter

SUBSCRIBED AND SWORN to before me
This 21 day of JANUARY, 2022



NOTARY PUBLIC

JESSICA FRENCH
Commission # GG 963085
Expires March 19, 2024
Bonded Thru Budget Notary Services