

# UNOFFICIAL COPY



Doc# 2204615004 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/15/2022 09:34 AM PG: 1 OF 7

**THIS INSTRUMENT WAS PREPARED BY:** )  
Eugene J.M. Leone )  
White & Case LLP )  
111 S. Wacker Drive, Suite 5100 )  
Chicago, Illinois 60606 )

**AFTER RECORDING RETURN TO:** )  
Richard Mendelson )  
Seyfarth Shaw LLP )  
601 South Figueroa Street, Suite 3300 )  
Los Angeles, CA 90017 )

**Mail Tax Statements To:** )  
LBA NCC-COMPANY XXVI, LLC )  
Ryan PTS )  
PO Box 847 )  
Carlsbad, CA 92018 )

(Space reserved for recording data.)

PINS: 08-22-304-012-0000, 08-22-304-013-0000, 08-22-304-009-0000, 08-22-304-010-0000

CCH1A2003501D 1 of 1 use

## SPECIAL WARRANTY DEED

**THIS INDENTURE**, made as of this 9th day of February, 2022, between EGTP PROPERTY OWNER LLC, a Delaware limited liability company (“Grantor”), having an address of 9450 W. Bryn Mawr, Suite 750, Rosemont, Illinois 600181, and LBA NCC-COMPANY XXVI, LLC, a Delaware limited liability company (“Grantee”), having an address of 1377 Michelson Drive, Suite 200, Irvine, CA 92612.

**WITNESSETH**, that, Grantor, 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, has granted, bargained, warranted, conveyed, remised, released, alienated and sold, and by these presents does grant, bargain, warrant, convey, remise, release, alienate and sell to Grantee, and its successors and assigns forever, that certain land, situate, lying and being in the Village of Elk Grove, State of Illinois, and being more particularly described in **Exhibit A** attached hereto and made a part hereof (the “Property”).

**TOGETHER WITH** all improvements thereon and tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

**AND SUBJECT TO** those matters as contained in **Exhibit B** attached hereto and made a part hereof.

**TO HAVE AND TO HOLD** the Property, with the appurtenances, in fee simple, and the reversion or reversions, remainder or remainder, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever unto, Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

**AND GRANTOR**, for itself and for its successors and assigns, does specially warrant the title to the Property and will defend the same against the lawful claims (other than those set forth on **Exhibit B**) of all persons claiming by, through or under Grantor, but not otherwise.

# UNOFFICIAL COPY

*[Remainder of page intentionally blank. Signature page follows.]*

**COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387**

Property of Cook County Clerk's Office

**COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387**

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the day and year first above written.

**GRANTOR:**

**EGTP PROPERTY OWNER LLC,**  
a Delaware limited liability company

EGTP, LLC,  
a Delaware limited liability company,  
its sole member

By: [Signature]  
Name: Michael W. Brennan  
Its: President

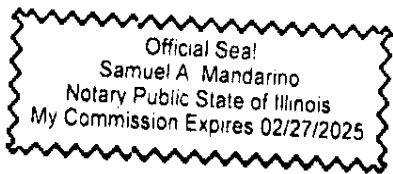
STATE OF ILLINOIS )  
 ) ss:  
COUNTY OF COOK )



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Michael Brennan, as the President of EGTP, LLC, a Delaware limited liability company, personally known to me or proved to me on the basis of satisfactory evidence to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as a free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

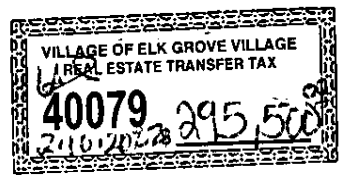
Given under my hand and Notarial Seal this 4th day of February, 2022.

[Signature]  
Print Name: \_\_\_\_\_  
Notary Public

Commission Expiration: \_\_\_\_\_



REAL ESTATE TRANSFER TAX		10-Feb-2022
		COUNTY: 49,250.00
		ILLINOIS: 98,500.00
		TOTAL: 147,750.00
08-22-304-008-0000	20220201617596	1-384-346-000



# UNOFFICIAL COPY

## EXHIBIT A TO SPECIAL WARRANTY DEED LEGAL DESCRIPTION OF THE PROPERTY

Lot 3:

LOT 3 IN THE FINAL PLAT OF ELK GROVE TECHNOLOGY PARK RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THAT PLAT THEREOF RECORDED JUNE 19, 2018 AS DOCUMENT NO. 1817016002.

Common Address: 701 Innovation Drive, Elk Grove Village, Illinois

PIN: 08-22-304-012-0000 (formerly part of 08-22-304-008-0000) and 08-22-304-013-0000 (formerly part of 08-22-304-008-0000)

Lot 4:

LOT 4 IN THE FINAL PLAT OF ELK GROVE TECHNOLOGY PARK RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THAT PLAT THEREOF RECORDED JUNE 19, 2018 AS DOCUMENT NO. 1817016002.

Common Address: 801 Innovation Drive, Elk Grove Village, Illinois

PIN: 08-22-304-009-0000

Lot 5:

LOT 5 IN THE FINAL PLAT OF ELK GROVE TECHNOLOGY PARK RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THAT PLAT THEREOF RECORDED JUNE 19, 2018 AS DOCUMENT NO. 1817016002.

Common Address: 150 Innovation Drive, Elk Grove Village, Illinois

PIN: 08-22-304-010-0000

# UNOFFICIAL COPY

## EXHIBIT B TO SPECIAL WARRANTY DEED EXCEPTIONS TO TITLE

1. Easement in favor of Commonwealth Edison and Illinois Bell, and their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded December 30, 1975 as Document Number 23338057.

(Affects Lot 3)

2. Restriction on Final Plat of Elk Grove Technology Park Resubdivision recorded June 19, 2018 as Document Number 1817016002 concerning access to Higgins Road:

Vehicular Access Note for Route 72 (Higgins Road) relevant to Lots 3, 4 and 5:

“2. All other vehicular access shall be through Bond Street and King Street, as shown hereon, and through internal circulation.”

3. Rights of the public and quasi-public utilities in said vacated Stanley Street and William Street, vacated by ordinance recorded January 19, 2018 as Document Number 1801929126, for maintenance therein of poles, conduits, sewers and other facilities.

(Affects Lot 3)

4. Annexation Agreement among Village of Elk Grove Village, Pecora Family Limited Partnership, and Chicago Title Land Trust Company as trustee under trust agreement dated March 29, 1991 known as Trust Number RV-011122, et al, dated November 14, 2017 and recorded January 19, 2018 as Document Number 1801929124 concerning, among other matters, annexation, subdivision, zoning, variations, TIF and redevelopment agreement approvals, phasing and development standards, water service, and sanitary sewer.

Note: Assignment, Assumptions, and Consent to GB Elk Grove I, LLC recorded January 19, 2019 as Document Number 1801929128.

Certificate of Completion as to “Required Improvements” issued by the Village of Elk Grove Village recorded September 29, 2020 as Document No. 2027340013.

5. 25 foot building setback line as shown on the Final Plat of Elk Grove Technology Park Resubdivision recorded on June 19, 2018 as Document Number 1817016002, affecting the:

Northeasterly line of Lot 3;  
Easterly and Northerly lines of Lot 4;  
Easterly line of Lot 5

(For particulars see document)

6. Easements for the purpose of underground public utilities, sewer, water, drainage and cable TV as shown on the Final Plat of Elk Grove Technology Park Resubdivision, recorded June 19, 2018 as Document 1817016002, affecting 10 and 25 foot wide strips of the land, and the terms and provisions contained therein.

# UNOFFICIAL COPY

Northeasterly 25 feet and North, West, South and East 10 feet of Lot 3;  
 Easterly and Northerly 25 feet and West and South 10 feet of Lot 4;  
 Easterly 25 feet and North, West, and South 10 feet of Lot 5.

(For particulars see document)

7. Private stormwater management easement of varying dimensions as shown on the Final Plat of Elk Grove Technology Park Resubdivision, recorded June 19, 2018 as Document 1817016002, and provision shown thereon that a non-exclusive easement for the purposes of surface water run-off and for the construction, installation, use, maintenance and repair of an underground stormwater drainage system and retention ponds is thereby reserved and granted to the Elk Grove Technology Park Owners' Association in the areas depicted.

(For particulars see document, Affects Lot 3)

8. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Elk Grove Technology Park dated as of January 15, 2019 and recorded January 17, 2020 as Document Number 2001741059 concerning, among other matters, membership in and operation of Elk Grove Technology Park Owners' Association, easements, access, utilities, storm water and sanitary sewer, construction, operation of the park, maintenance and repair, and assessments.

First Amendment to amended and restated declaration of covenants, conditions, and restrictions for Elk Grove Technology Park dated March 6, 2020 and recorded March 6, 2020 as Document Number 2006606011.

9. Easement in favor of Illinois Bell Telephone Company, LLC, d/b/a AT&T Illinois, and its successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded May 16, 2019 as Document Number 1913613034, affecting those parts of the land as described and depicted therein as being "Easement 1" and "Easement 2".

(Affects Lot 3)

10. Terms and provisions of the Metropolitan Water Reclamation District of Greater Chicago Watershed Management Permit recorded January 9, 2020 as Document Number 2000916000.
11. Terms, provisions, and conditions of Ordinance No. 3528, an ordinance annexing and rezoning certain territory to the Village of Elk Grove Village subject to various conditions, granting variations of the zoning ordinance and approving a landscape plan (Brennan Investment Group, LLC - Busse Farm), a copy of which was recorded January 19, 2018 as Document Number 1801929125.

# UNOFFICIAL COPY

12. Terms and provisions of the Easement Agreement recorded January 21, 2020 as Document Number 2002106050 by and between T5@Chicago LLC (then Owner of Lot 6) and GB Elk Grove 1, LLC (then Owner of Lot 5), as amended by First Amendment to Easement Agreement recorded July 15, 2021 as Document No. 2119613066, granting an easement for vehicular and pedestrian access to, and ingress and egress in favor of, Lot 5 along and over a portion of Lot 6 more particularly depicted on Exhibit C thereto.
13. Terms and provisions of the Notice of Watershed Management Permit Requirements and Obligations of Perpetual Maintenance & Operation recorded September 4, 2020 as Document No. 2024806097.

Property of Cook County Clerk's Office