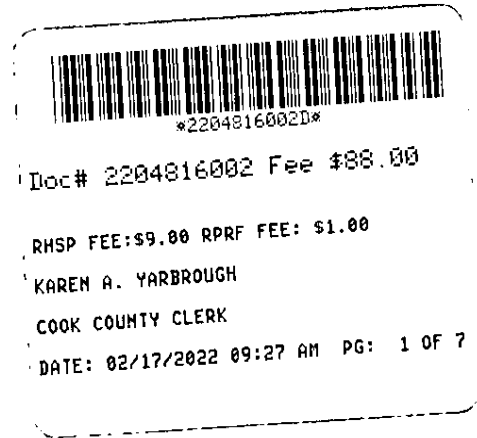


UNOFFICIAL COPY



This instrument prepared by:

Kayne Law Group, CO., P.A.
612 Park Street, Suite 100
Columbus, OH 43215

After recording return to:

CLI Tower LLC
c/o Clear Height Properties
2625 Butterfield Road, Suite 213W
Oak Brook, IL 60523

Mail tax bills to:

CLI Tower LLC
c/o Clear Height Properties
2625 Butterfield Road, Suite 213W
Oak Brook, IL 60523

This space reserved for Recorder's use only.

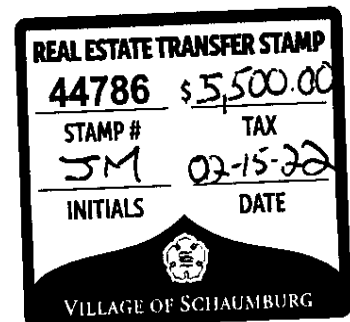
CC#1 2105538 MS LK
①

SPECIAL WARRANTY DEED

CHIFLEX TOWER LLC, an Illinois limited liability company ("**Grantor**"), having an address at 350 N. Orleans, Suite 9000N, Chicago, IL 60654 for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned by **CLI TOWER LLC**, a Delaware limited liability company ("**Grantee**"), whose mailing address is c/o Clear Height Properties, 2625 Butterfield Road, Suite 213W, Oak Brook, IL 60523, the receipt and sufficiency of such consideration being hereby acknowledged, Grantor does hereby **GRANT, BARGAIN, SELL AND CONVEY** with special warranty covenants unto Grantee, and its successors and assigns, **FOREVER**, all of the following described real estate situated in the County of Cook and State of Illinois unto Grantee that certain real property being more particularly described in **Exhibit A** attached hereto and made a part hereof for all purposes and comprised of Cook County parcel identification numbers 07-11-400-064-0000 and 07-11-400-070-0000 (the "**Property**"); subject, however, to zoning ordinances affecting the Property, matters that would be disclosed by an inspection and survey of the Property, utility easements of record serving the Property, taxes and assessments not yet due and payable, road rights-of-way of record, all deeds, reservations, restrictions and easements and other exceptions of record, and those matters set forth on **Exhibit B** attached hereto and made a part hereof (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and assigns and to **WARRANT AND FOREVER DEFEND** all and singular the Property unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, or claim the same, or any part thereof, by through, or under Grantor but not otherwise, for matters arising subsequent to the vesting of title in Grantor.

[Signature Page to Follow]



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IN WITNESS WHEREOF, the undersigned has made, executed and delivered this Special Warranty Deed as of this 10 day of February, 2022.

GRANTOR:

CHIFLEX TOWER LLC,
an Illinois limited liability company

By: ChiFlex LLC,
a Delaware limited liability company, its
Sole Member

By: Green Door Capital Investments,
LLC, an Illinois limited liability company, its Manager

By: Matthew B. Gilbert
Name: Matthew B. Gilbert
Title: Manager

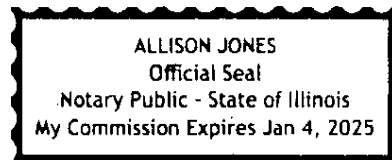
STATE OF ILLINOIS)
) SS:
COUNTY OF Cook)

I HEREBY CERTIFY that on this 7th day of February, 2022, before me, the undersigned officer, personally appeared Matthew B. Gilbert, who acknowledged himself to be the manager of Green Door Capital Investments, LLC, an Illinois limited liability company, as manager of GDC Chicago Flex LLC, an Illinois limited liability company which is the sole member of ChiFlex LLC, a Delaware limited liability company, which is the sole member of ChiFlex Tower LLC, an Illinois limited liability company, and that he, in such capacity, being authorized to do so, signed, sealed, and delivered the foregoing instrument for the purposes therein contained, as his free and voluntary act, and the free and voluntary act of said company.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.

Allison Jones
Notary Public

My Commission expires:
Jan 4, 2025



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EXHIBIT A

Legal Description of Property

PARCEL 1:

LOT 1 IN SCHAUMBURG CENTER FOR COMMERCE, UNIT 1, ACCORDING TO THE PLAT THEREOF REGISTERED WITH REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JULY 23, 1981 AS DOCUMENT LR3224845 AND RECORDED AS DOCUMENT 25892123 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEED FROM LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 102677 TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 103946 DATED NOVEMBER 6, 1981 AND RECORDED FEBRUARY 5, 1982 AS DOCUMENT LR3249412 FOR INGRESS AND EGRESS AND ALSO FOR PARKING PURPOSES, OVER, UNDER, ACROSS AND THROUGH THE FOLLOWING DESCRIBED LAND: THAT PART OF OUTLOT B IN SCHAUMBURG INDUSTRIAL PARK BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 11, PART OF THE NORTHEAST 1/4 OF SECTION 11, PART OF THE SOUTHWEST 1/4 OF SECTION 12, PART OF THE NORTHWEST 1/4 OF SECTION 12, PART OF THE NORTHWEST 1/4 OF SECTION 13, AND PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID OUTLOT B, BEING THE INTERSECTION OF THE NORTHWESTERLY LINE OF TOWER ROAD AND THE MOST EASTERLY LINE OF SAID OUTLOT B, RUNNING NORTH 00 DEGREES 01 MINUTES, 10 SECONDS EAST ALONG SAID EASTERLY LINE A DISTANCE OF 90.00 FEET; THENCE RUNNING NORTH 89 DEGREES 58 MINUTES 50 SECONDS WEST, 194.13 FEET TO THE PLACE OF BEGINNING; THENCE RUNNING NORTH 00 DEGREES 01 MINUTES 10 SECONDS EAST 160.00 FEET; THENCE RUNNING NORTH 89 DEGREES 58 MINUTES 50 SECONDS WEST A DISTANCE OF 50.00 FEET; THENCE RUNNING SOUTH 0 DEGREES 1 MINUTE 10 SECONDS WEST A DISTANCE OF 43.00 FEET; THENCE RUNNING SOUTH 89 DEGREES 58 MINUTES 50 SECONDS EAST A DISTANCE OF 15.00 FEET; THENCE RUNNING SOUTH 12 DEGREES 30 MINUTES 33 SECONDS EAST A DISTANCE OF 101.41 FEET; THENCE RUNNING SOUTH 35 DEGREES 49 MINUTES 05 SECONDS EAST A DISTANCE OF 22.20 FEET TO THE PLACE OF BEGINNING.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT FROM THE VILLAGE OF

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SCHAUMBURG TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY

1, 1981 AND KNOWN AS TRUST NUMBER 103946, DATED AUGUST 31, 1981 AND FILED NOVEMBER

3, 1981 AS DOCUMENT LR3238733 FOR INGRESS AND EGRESS AND ALSO FOR CONSTRUCTION, INSTALLATION, OPERATION, REPAIR, AND MAINTENANCE OF WATER MAIN AND SANITARY SEWER

LINE OVER, UNDER, ACROSS AND THROUGH THE FOLLOWING DESCRIBED PREMISES:

THAT PART OF OUTLOT B IN SCHAUMBURG INDUSTRIAL PARK BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 11, PART OF THE NORTHEAST 1/4 OF SECTION 11, PART OF THE SOUTHWEST 1/4 OF SECTION 12, PART OF THE NORTHWEST 1/4 OF SECTION 13, AND PART OF THE NORTHEAST 1/4 OF SECTION 14, ALL IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID OUTLOT B, BEING THE INTERSECTION OF THE NORTHWESTERLY LINE OF TOWER ROAD AND THE MOST EASTERLY LINE OF SAID OUTLOT B, RUN

NORTH 00 DEGREES 01 MINUTES 10 SECONDS EAST ALONG SAID EASTERLY LINE A DISTANCE OF

90.00 FEET; THENCE RUN NORTH 89 DEGREES 58 MINUTES 50 SECONDS WEST 193.00 FEET TO A

POINT; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF A CIRCLE TANGENT TO A LINE AT THAT POINT HAVING A BEARING OF SOUTH 42 DEGREES 49 MINUTES 27 SECONDS EAST HAVING

A RADIUS OF 75.00 FEET WHOSE CENTER LIES TO THE NORTHEAST, SOUTHEASTERLY 61.73 FEET

TO A POINT OF CURVATURE; THENCE RUN SOUTH 89 DEGREES 58 MINUTES 50 SECONDS EAST A

DISTANCE OF 64.01 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY ALONG THE

ARC OF A CIRCLE WHOSE CENTER LIES TO THE SOUTHWEST, AND WHOSE RADIUS IS 30.00 FEET,

SOUTHEASTERLY A DISTANCE OF 14.56 FEET TO ITS INTERSECTION WITH A LINE LYING 60.00 FEET WESTERLY OF AND PARALLEL WITH THE SAID EASTERLY LINE OF OUTLOT B; THENCE RUN

SOUTHERLY ALONG SAID LINE LYING 60.00 FEET WESTERLY OF AND PARALLEL WITH THE SAID EASTERLY LINE OF OUTLOT B TO ITS INTERSECTION WITH THE NORTHWESTERLY LINE OF TOWER ROAD; THENCE RUN NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF TOWER

ROAD TO THE PLACE OF BEGINNING

PARCEL 4:

LOT 2 IN RICE'S SUBDIVISION OF OUTLOT "A" IN SCHAUMBURG INDUSTRIAL PARK, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 11, PART OF THE NORTHEAST 1/4 OF SECTION

11, PART OF THE SOUTHWEST 1/4 OF SECTION 12, PART OF THE NORTHWEST 1/4 OF SECTION 13,

PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF

THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON NOVEMBER 3, 1982 AS DOCUMENT NUMBER LR3280842, IN COOK COUNTY, ILLINOIS.

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PARCEL 5:

EASEMENT FOR THE BENEFIT OF PARCEL 4, AS CREATED BY GRANT MADE BY AND BETWEEN LAWRENCE RICE AND MAXINE RICE, HIS WIFE AND SUNRISE REALTY COMPANY, DATED JUNE 30, 1982 AND FILED JULY 2, 1982 AS DOCUMENT LR3265546, FOR PERPETUAL VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS INCLUDING INCIDENTAL RIGHTS OF MAINTENANCE, REPAIR AND REPLACEMENT, OVER AND UPON THE WESTERLY FIFTEEN FEET OF LOT 1 IN RICE'S SUBDIVISION OF OUTLOT "A" IN SCHAUMBURG INDUSTRIAL PARK, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 11, PART OF THE NORTHEAST 1/4 OF SECTION 11, PART OF THE SOUTHWEST 1/4 OF SECTION 12, PART OF THE NORTHWEST 1/4 OF SECTION 13, PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON NOVEMBER 3, 1982 AS DOCUMENT LR3280842, IN COOK COUNTY, ILLINOIS.

Property Address: 1124 Tower Road, Schaumburg, Illinois 60173

PINs: 07-11-400-064-0000; 07-11-400-070-0000

Property of Cook County Clerk's Office

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EXHIBIT B

Permitted Exceptions

1. Taxes for the year(s) 2021 final installment and 2022 and subsequent years, a lien not yet due or payable.
2. Existing unrecorded lease in favor of Novaspect, Inc. dated July 1, 2009, as amended, and all rights thereunder of the lessee and of any person or party claiming by, through or under the lessee.
3. Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company, and/or their successors in interest, for pole lines, conduits and maintenance purposes granted by Document LR2477728, recorded on October 27, 1969, and the terms and conditions thereof.
4. Easement for public utilities as disclosed by the Plat of Subdivision recorded July 23, 1981 as Document 25892123 and filed as Document LR3224845.
5. Building line as shown on the Plat of Subdivision filed November 30, 1982 as Document LR3280842.
6. Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company, and/or their successors in interest, for pole lines, conduits and maintenance purposes granted by document filed September 7, 1983 as Number LR3328109, and the terms and conditions thereof.
7. Shared Driveway Easement Agreement dated June 30, 1982 and filed July 2, 1982 as Document LR3265546 between Lawrence Rice and Maxine Rice, his wife and Sunrise Realty Company.
8. Easements for public utilities as created by Plat of Subdivision filed November 3, 1982 as Document LR3280842.
9. Terms, provisions and conditions contained in Right of Way Agreement dated April 18, 2011 by and between SA Tower, LLC c/o Special Assets, Inc. and Village of Schaumburg recorded October 21, 2011 as document number 1129418012.
10. Terms, conditions and provisions of documents LR3249412, LR3238733 and LR3265546 creating the easements described in Schedule A as Parcels 2, 3 and 5 together with the rights of the adjoining owners in and to the concurrent use of said easements.
11. The following items shown on the plat of survey by V3 Companies, LTD, dated January 10, 2022 last revised January 26, 2022 number 210537:
 - A. Encroachment of the public sidewalk onto the land insured herein along the south line by 1.57 feet
 - B. Encroachment of the building located on the land onto the easement recorded as document 2477728 along the east side of the building by .08 to .39 feet.

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07-11-400-064-0000

20220201616154

0-784-468-368

| | |
|-----------|----------|
| COUNTY: | 2,750.00 |
| ILLINOIS: | 5,500.00 |
| TOTAL: | 8,250.00 |

COOK COUNTY
RECORDER OF DEEDS
 Property of Cook County Clerk's Office