

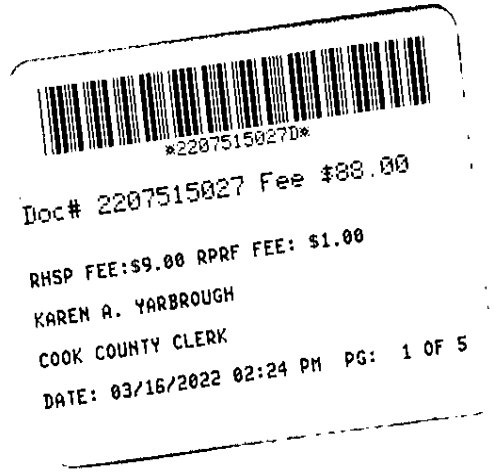
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SPECIAL WARRANTY DEED

This instrument was prepared by:
Barack Ferrazzano Kirschbaum & Nagelberg LLP
200 West Madison Street, Suite 3900
Chicago, Illinois 60606
Attn: Jeremy Bunnow

After recording return to, and
send subsequent tax bills to:

Attn: _____



Above Space for Recorder's Use Only

AG-HS SESAME STREET PROPERTY OWNER, L.L.C., a Delaware limited liability company ("Grantor"), for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, HEREBY CONVEYS AND WARRANTS to **APEXUS SESAME STREET L.P.**, a Delaware limited partnership ("Grantee"), the following described real property situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof for legal description,

Subject to those exceptions set forth on Exhibit B attached hereto and made a part hereof.

Common Address: 1010 Sesame Street, Bensenville, Illinois
PINs: 12-~~10~~¹⁹-100-089-0000

Together with all buildings and improvements located thereon, and all hereditaments and appurtenances thereunto 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 or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances.



TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the

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said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: See Exhibit B attached hereto and made a part hereof.

[SIGNATURE ON FOLLOWING PAGE]

REAL ESTATE TRANSFER TAX		16-Mar-2022
		COUNTY: 9,000.00
		ILLINOIS: 18,000.00
		TOTAL: 27,000.00
12-19-100-089-0000	20220301643441	0-733-613-456

Property of Cook County Clerk's Office

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EXHIBIT A to Deed

Legal Description

Parcel 1:

Lot 1 in Hawthorne Center for Industry, being a subdivision of part of the Northwest Fractional Quarter of Section 19, Township 40 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded April 11, 1974 as Document Number 22682660, in Cook County, Illinois.

Parcel 2:

Non-exclusive Easements for the benefit of Parcel 1, as created by Maintenance Agreement and Grant of Easement dated December 21, 1978 recorded December 26, 1978 as Document Number 24778114, over, across and upon Lot 5 in Hawthorn Center for Industry, being a subdivision of part of the Northwest Quarter of Section 19, Township 40 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded April 11, 1974 as Document Number 22682660, all in Cook County, Illinois.

Permanent Index Number: 12-19-100-089 Volume: 64

Property Address: 1010-1050 Sesame Street, Bensenville, Illinois
PIN: 12-19-100-089-0000

[Exhibit A to Special Warranty Deed]

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EXHIBIT B to Deed

Permitted Exceptions

1. All general and special real property taxes and assessments that are not delinquent, including supplemental taxes as a result of this conveyance.
2. All other covenants, conditions and restrictions and other encumbrances, easements, limitations, reservations, rights, charges, equitable servitudes and other matters of record that were recorded prior to the recordation of this Special Warranty Deed in the Office of the Cook County Recorder and not in violation of the purchase and sale agreement among the Grantor and Grantee.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.

[Exhibit B to Special Warranty Deed]