



# UNOFFICIAL COPY

Doc#: 2209428014 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/04/2022 09:31 AM Pg: 1 of 6

Freedom Title Corporation  
2000 W ATT Center Dr., Ste C205  
Hoffman Estates, IL 60192

Dec ID 20220301661046  
ST/CO Stamp 1-475-478-416 ST Tax \$565.00 CO Tax \$282.50

6719457 1/2

| REAL ESTATE TRANSFER TAX  |           | 01-Apr-2022 |
|---|-----------|-------------|
|  | COUNTY:   | 282.50      |
|  | ILLINOIS: | 565.00      |
|   | TOTAL:    | 847.50      |

31-33-203-061-0000 | 20: 20301661046 | 1-475-478-416

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, **TCFBK RICHTON PARK 866, LLC**, a Delaware limited liability company, whose mailing address is c/o Guggenheim Retail Real Estate Partners, Inc., 3000 Internet Blvd., Suite 570, Frisco, TX 75034, hereinafter referred to as **Grantor**, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash, and other good and valuable consideration to Grantor in hand paid by **4871 SAUK TRAIL LLC**, an Illinois limited liability company, whose mailing address is 226 N. Morgan Street, Suite 300, Chicago, IL 60607, hereinafter referred to as **Grantee**, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee all that certain lot, tract, or parcel of land situated in Cook County, Illinois and legally described as follows:

PARCEL 1: LOT 2 OF ROSE SUBDIVISION, BEING RESUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED FEBRUARY 3, 2000 AS DOCUMENT NO. 00099338, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT APPURTENANT T AND FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN THE PLAT OF SUBDIVISION RECORDED FEBRUARY 8, 2000 AS DOCUMENT NO. 00099338 FOR INGRESS AND EGRESS IN COOK COUNTY ILLINOIS.

Common address: 4871 Sauk Trail, Richton Park, IL 60471  
PIN: 31-33-203-061-0000

TOGETHER WITH all of the improvements, tenements, hereditaments and appurtenances belonging or in any way appertaining to such real property, and all of Grantor's right, title and interest in and to (i) any and all property lying in a bed of any street, road or avenue, open or proposed, in front of or adjoining such real property to the center line thereof, (ii) any strips and gores of land adjacent to, abutting or used in connection with such real property, and (iii) any easements and rights, if any, inuring to the benefit of such real property or to Grantor in connection therewith (the land and all of the foregoing being hereinafter referred to as the "**Property**");

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PROVIDED, HOWEVER, that this conveyance is made and accepted subject only to (i) prorated taxes for the year of closing and subsequent years, not yet due; and (ii) those matters described on Exhibit "A" attached hereto and made a part hereof by this reference for all purposes;

TO HAVE AND TO HOLD the Property, subject to the exceptions and reservation hereinafter stated, together with all and singular the rights and appurtenances thereto in anywise belonging to Grantor, unto the said Grantee, Grantee's successors and assigns forever, and Grantor does hereby bind itself and its successors to Warrant and Forever Defend all and singular the Property unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming by, through or under the said Grantor but against no other subject, however, to those matters described on Exhibit "A" hereto.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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EXECUTED as of this 1 day of April, 2022.

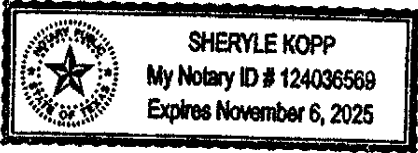
**GRANTOR**

**TCFBK RICHTON PARK 866, LLC,**  
a Delaware limited liability company

By: [Signature]  
Name: Robert F. Strandt, Jr.  
Title: President

STATE OF TEXAS :  
  :SS  
COUNTY OF COLLIN :

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of March, 2022 by Robert F. Strandt, Jr., as President of TCFBK Richton Park 866, LLC, a Delaware limited liability company and personally known to me.



[Signature]  
Notary Public  
Printed Name: Sheryle Kopp

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This instrument was prepared by:

Travis E. Schwaer  
Guggenheim Retail Real Estate Partners, LLC  
3000 Internet Blvd., Suite 570  
Frisco, TX 75034

After recording return to:

4871 Sauk Trail LLC  
c/o Vequity Manager, LLC  
226 N. Morgan Street, Suite 300  
Chicago, IL 60607  
Attn: Christopher Ileakis

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## EXHIBIT A

### PERMITTED EXCEPTIONS

1. Current real estate taxes not yet due and payable.
2. Ordinance recorded April 28, 2016 as Document No. 1611910118 establishing an Enterprise Zone, and the terms and conditions contained therein.
3. Terms, conditions and restrictions contained in a reciprocal easement agreement with covenants, conditions and restrictions recorded February 2, 2000 as Document No. 00083021 and rerecorded November 3, 2000 as Document No.00866426.
4. Easement in favor of the Commonwealth Edison Company, Ameritech, Northern Illinois Gas Company and the Cable Television Company 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 Plat recorded February 8, 2000 as Document No. 00099338 shown within the dotted lines on said Plat.
5. 45 foot building line as shown on the Plat of Subdivision recorded February 8, 2000 as Document No. 00099338, affecting the Northerly part of Lot 2.
6. 30 foot easement for ingress and egress as shown on Plat of Subdivision recorded February 8, 2000 as Document No. 00099338.
7. 10 foot easement for storm sewer as shown on the Plat of Rose Subdivision recorded as Document No. 00099338
8. 10 foot water main easement granted to the Village of Richton Park and shown on the Plat of Rose Subdivision recorded as Document No. 00099338.
9. 10 foot wide public utilities easement and related terms granted to the Commonwealth Edison Company, Ameritech Telephone Company, Northern Illinois Gas Company, their respective successors and assigns, as Shown on the Plat of Rose Subdivision recorded as Document No. 00099338.
10. Public Utility easement 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 Plat recorded/filed as Document No. 24547599, affecting the South 15 feet of the Land.
11. Easement for sewer as shown on the Plat of Subdivision recorded as Document No. 24547599, affecting a 10 foot wide strip of the Land running East and West along the Southerly part of the Land.
12. Building lines and easements shown on the Plat of Burnside Manor Unit No. 12 recorded July 31, 1978 as Document No. 24547599 and as shown on the Plat of Rose Subdivision recorded February 8, 2000 as Document No. 00099338.

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13. Covenants and conditions contained in Restrictive Covenant dated June 30, 1990 and recorded July 16, 1990 as Document No. 90340673, in favor of McDonald's Corporation that the property will not be used for restaurant purposes for a period of 20 years from the date of recording.

Property of Cook County Clerk's Office