

# UNOFFICIAL COPY

Doc#. 2210904263 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/19/2022 09:18 AM Pg: 1 of 7

Dec ID 20220401674326  
ST/CO Stamp 1-732-795-280 ST Tax \$4,391.00 CO Tax \$2,195.50

(Reserved for Recording Data)

.....  
NCS 1075559

This instrument prepared by  
And after recording return to:  
Hartman Simons & Wood LLP  
400 Interstate North Parkway, Suite 600  
Atlanta, Georgia 30339  
Attn: A. Summey Orr III, Esq

Tax Parcel #08-22-401-019-0000 Vol 30

## SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, **TAB CORP.**, an Illinois corporation (herein called "**Grantor**"), hereby conveys and transfers to **SEEFRIED-PSO CHICAGO O'HARE, LLC**, a Delaware limited liability company (herein called "**Grantee**"), that certain real property in Mt. Prospect, Cook County, Illinois, described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

Address of Property: 2240 South Busse Road, Mt. Prospect, IL 60056

Permanent Index No.: 08-22-401-019-0000

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, easements, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, forever, IN FEE SIMPLE.

This Deed and the warranty of title contained herein is made subject only to those matters set forth on Exhibit B attached hereto and made a part hereof.

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Grantor will warrant and forever defend the right and title to the above described property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under any Grantor, but not otherwise.

DATED effective this 11<sup>th</sup> day of April, 2022.

**GRANTOR:**

TAB CORP., an Illinois corporation

By: *Carl L. Busse President*  
Carl L. Busse, President

STATE OF ILLINOIS )  
  ) ss  
COUNTY OF COOK         )

On the 11<sup>th</sup> day of April, 2022, before me, a notary public in and for said state, personally appeared Carl L. Busse, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity as President of TAB Corp., an Illinois corporation, and that by this signature on the instrument, he acknowledged that he executed the instrument on behalf of said entity.

*Mary E. Kruse*  
Notary Public in and for the State of Illinois

[Notary Stamp and Seal]



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## EXHIBIT A LEGAL DESCRIPTION

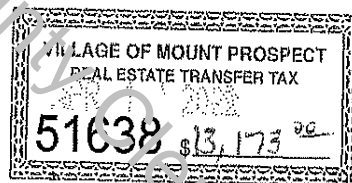
Real property in the County of Cook, State of Illinois, described as follows:



THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THAT PART OF SAID EAST HALF CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY DOCUMENT NUMBER 167525078 WITH THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTHERLY ALONG SAID EAST LINE 747.86 FEET TO THE SOUTHEAST CORNER OF THE NORTH 16 1/2 FEET OF THE SOUTH 20 ACRES OF THE NORTH 40 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID NORTH LINE 16 1/2 FEET, A DISTANCE OF 729.09 FEET TO THE NORTHERLY LINE OF THAT PART CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION AS AFORESAID; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE 1038.98 FEET TO THE PLAT OF BEGINNING. (EXCEPTING THEREFROM THE EAST 49.75 FEET THEREOF). CONTAINING 5.433 ACRES IN COOK COUNTY, ILLINOIS.

Address of Property: 2240 South Busse Road, Mt. Prospect, IL 60056

Permanent Index No.: 08-22-401-019-0000



REAL ESTATE TRANSFER TAX		18-Apr-2022	
		COUNTY:	2,195.50
		ILLINOIS:	4,391.00
		TOTAL:	6,586.50
08-22-401-019-0000		20220401674326   1-732-795-280	

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## EXHIBIT B PERMITTED EXCEPTIONS

1. General real estate taxes for the year(s) 2021 final installment, 2022 and subsequent years.
2. Terms, provisions and conditions contained in Lease by and between Timothy A. Busse, Lessor, and Landmark Infrastructure Holding Company, LLC, a Delaware limited liability company, Lessee, dated April 26, 2013 as disclosed by an Easement and Assignment of Lease Agreement recorded June 19, 2013 as document 1317019066, as affected by that certain Lease by and between Landmark Infrastructure Holding Company, LLC, a Delaware limited liability company, Lessor, and LD Acquisition Company 9, LLC, a Delaware limited liability company, Lessee, dated May 1, 2013 as disclosed by a Assignment of Easement and Assignment of Lease Agreement recorded June 19, 2013 as document 1317019069, as further affected by that certain Lease by and between LD Acquisition Company 9, LLC, a Delaware limited liability company, Lessor, and LD Acquisition Company 7, LLC, a Delaware limited liability company, Lessee, dated June 16, 2016 as disclosed by a Second Assignment of Easement and Assignment of Lease Agreement recorded September 27, 2016 as document 1627139021, as further affected by that certain Lease by and between LD Acquisition Company 7, LLC, a Delaware limited liability company, Lessor, and LMRK PropCo LLC, a Delaware limited liability company, Lessee, dated November 13, 2017 as disclosed by a Third Assignment of Easement and Assignment of Lease Agreement recorded January 2, 2018 as document 1800257148 and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee, as affected by that certain unrecorded Design Approval Letter from MLMRK PropCo LLC, a Delaware limited liability company to Seefried Industrial Properties, Inc., a Georgia corporation, its successors and assigns, dated December 20, 2021.
3. Terms, provisions and conditions contained in Lease by and between Timothy A. Busse, Lessor, and Landmark Infrastructure Holding Company, LLC, a Delaware limited liability company, Lessee, dated April 26, 2013 as disclosed by a Easement and Assignment of Lease Agreement recorded June 19, 2013 as document 1317019068, as affected by that certain Lease by and between Landmark Infrastructure Holding Company, LLC, a Delaware limited liability company, Lessor, and LD Acquisition Company 9, LLC, a Delaware limited liability company, Lessee, dated May 1, 2013 as disclosed by a Assignment of Easement and Assignment of Lease Agreement recorded June 19, 2013 as document 1317019067 and rerecorded August 29, 2014 as document 1424157166, as further affected by that certain Lease by and between Timothy A. Busse, Lessor, and LD Acquisition Company 9, LLC, a Delaware limited liability company, Lessee, dated LD Acquisition Company 7, LLC, a Delaware limited liability company as disclosed by a Second Assignment of Easement and Assignment of Lease Agreement recorded September 27, 2016 as document 1627139020, as further affected by that certain Lease by and between LD Acquisition Company 7, LLC, a Delaware limited liability company, Lessor, and LMRK PropCo LLC, a Delaware limited liability company, Lessee, dated November 13, 2017 as disclosed by a Third Assignment of Easement and Assignment of Lease Agreement recorded January 2, 2018 as document 1800257149 and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee, as affected by that certain unrecorded Design Approval Letter from MLMRK PropCo LLC, a Delaware limited liability company to Seefried Industrial Properties, Inc., a Georgia corporation, its successors and assigns, dated December 20, 2021.
4. Terms, provisions and conditions contained in Lease by and between Timothy A. Busse, Lessor, and Landmark Infrastructure Holding Company, LLC, a Delaware limited liability company, Lessee, dated April 26, 2013 as disclosed by a Easement and Assignment of Lease Agreement recorded June 19, 2013 as document 1317019070, as further affected by that certain Lease by and between Landmark Infrastructure Holding Company, LLC, Lessor, and LD Acquisition Company 9, LLC, Lessee, dated May 1, 2013 as disclosed by a Assignment of Easement and Assignment of Lease

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Agreement recorded June 19, 2013 as document 1317019071, as further affected by that certain LD Acquisition Company 9, LLC, a Delaware limited liability company, Lessor, and LD Acquisition Company 7, LLC, a Delaware limited liability company, Lessee, dated June 16, 2016 as disclosed by a Second Assignment of Easement and Assignment of Lease Agreement recorded September 27, 2016 as document 1627139022, as further amended by that certain Lease by and between LD Acquisition Company 7, LLC, a Delaware limited liability company, Lessor, and LMRK PropCo LLC, a Delaware limited liability company, Lessee, dated November 13, 2017 as disclosed by a Third Assignment of Easement and Assignment of Lease Agreement recorded January 11, 2018 as document 1801157065 and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee, as affected by that certain unrecorded Design Approval Letter from MLMRK PropCo LLC, a Delaware limited liability company to Seefried Industrial Properties, Inc., a Georgia corporation, its successors and assigns, dated December 20, 2021.

5. Matters disclosed on Survey prepared by Compass Surveying Ltd., dated July 14, 2021, last revised February 1, 2022, under Project Number 21.0199, as follows:
  - a. Concrete surface extends over westerly borderline of subject land.
  - b. Overhead wire & utility poles extend over northerly borderline of subject land without benefit of an easement.
  - c. Manhole near southwesterly borderline of subject land lacks benefit of an easement.

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## PLAT ACT AFFIDAVT

STATE OF ILLINOIS        )  
  ) ss  
COUNTY OF COOK        )

I, CARL L. BUSSE, President of TAB CORP., an Illinois corporation, being duly sworn on oath, state that I reside at 1637 Balmoral Lane, Inverness, Illinois 60067, and that the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

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 pipelines 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 not 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 configuration 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;

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10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the RECORDER OF COOK COUNTY, ILLINOIS to accept the attached deed for recording.

TAB CORP., an Illinois corporation

By: Carl L. Busse  
Carl L. Busse, President

Subscribed and Sworn to before me this  
11<sup>th</sup> day of April, 2022.

Mary E. Kruse  
Notary Public



Property of Cook County Clerk's Office