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Doc# 2212522022 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/05/2022 12:33 PM PG: 1 OF 5

PREPARED BY:

FAEGRE DRINKER BIDDLE & REATH LLP
MICHAEL VINER
311 S WACKER DR, STE 4300
CHICAGO, IL 60606

WHEN RECORDED MAIL TO:

FIDELITY NATIONAL TITLE CO - NCS DIV
ONE EAST WASHINGTON STREET, SUITE 450
PHOENIX, AZ 85004
ATTN: KELLI VOS
(602)343-7572

TITLE NO.: 22002691DK

ESCROW NO.: Z2241190-KJV

MASTER NO.: Z2240893-KJV

DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF THE RECORDED DOCUMENT.

DOCUMENT TO BE RECORDED:

SPECIAL WARRANTY DEED

REAL ESTATE TRANSFER TAX

05-May-2022



COUNTY:	1,295.25
ILLINOIS:	2,590.50
TOTAL:	3,885.75

09-20-211-001-0000

| 20220401670292 | 0-063-747-984

DES PLAINES, ILLINOIS
1001 LEE ST.
CITY OF DES PLAINES
Real Estate Transfer Tax
No. 67878
\$2.00 per \$1,000.00

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**Recording Requested by and
Return to:**

REALTY INCOME PROPERTIES 19, LLC
ATTN: LEGAL DEPARTMENT
11995 EL CAMINO REAL
SAN DIEGO, CA 92130

Send Subsequent Tax Bills to:

Gerber Real Estate, Inc.
1745 Ellice Avenue – Unit C1
Winnipeg, MB Canada B R3H 1A6

Prepared By:

Faegre Drinker Biddle & Reath LLP
311 S. Wacker Dr., Suite 4300
Chicago, IL 60606

Above Space for Recorder's Use Only

STATE OF ILLINOIS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COOK

SPECIAL WARRANTY DEED

THAT, GERBER REAL ESTATE INC., a Delaware corporation (“**Grantor**”), for and in consideration of the sum of Ten Dollars (\$10) and other good and valuable consideration in hand paid to the undersigned by REALTY INCOME PROPERTIES 19, LLC, a Delaware limited liability company (“**Grantee**”), whose mailing address is 11995 El Camino Real, San Diego, CA 92130, the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL, CONVEY and CONFIRM unto Grantee that certain real property being more particularly described on Exhibit “A,” attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon (collectively, the “**Property**”); SUBJECT TO all real estate taxes not yet delinquent, covenants, conditions, restrictions, easements, rights of way and other matters of record, applicable zoning, land use, and similar laws and regulations, and any and all matters which would be disclosed by an accurate survey of the real estate.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, hereditaments, and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, and Grantor hereby agrees to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor but not otherwise.

THE REMAINDER OF THIS PAGE WAS LEFT BLANK INTENTIONALLY.

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SIGNATURE PAGE TO SPECIAL WARRANTY DEED

EXECUTED this 21st day of March, 2022.

GRANTOR:

GERBER REAL ESTATE INC.,
a Delaware corporation

By: _____

Name: Jason Hope

Title: Vice-President, Corporate Development &
Strategic Projects

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF Riverside)

ss.

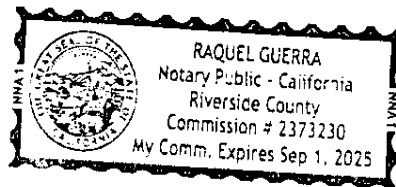
On March 24, 2022, before me, Raquel Guerra, Notary Public, personally appeared Jason Hope, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)



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EXHIBIT "A"

LEGAL DESCRIPTION

ALL OF LOTS 14 AND 15, AND THAT PART OF LOTS 16 AND 17 IN BLOCK 4 LYING NORTH OF THE FOLLOWING DESCRIBED LINES: COMMENCING AT THE INTERSECTION OF THE WESTERLY EXTENSION OF THE NORTH LINE OF A 16 FOOT WIDE EAST-WEST ALLEY IN SAID BLOCK 4 AND THE NORTHERLY EXTENSION OF THE WEST LINE OF A 16 FOOT WIDE NORTH-SOUTH ALLEY IN SAID BLOCK 4; THENCE SOUTH ALONG LAST SAID WEST LINE, SOUTH 3 DEGREES 20 MINUTES 58 SECONDS EAST, 6.88 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 24 MINUTES 46 SECONDS WEST, 47.47 FEET; THENCE NORTH 72 DEGREES 18 MINUTES 23 SECONDS WEST, 81.71 FEET TO A POINT ON THE WESTERLY LINE OF BLOCK 4, ALSO BEING THE EASTERLY LINE OF LEE STREET, TO A POINT OF TERMINUS, ALL IN BLOCK 4 OF J.C. ROBINSON'S ADDITION TO DESPLAINES, IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 09-20-211-001-0000 (Lot 14)
09-20-211-043-0000 (Lot 15 and part of Lot 16)
09-20-211-044-0000 (part of Lot 16 and part of other property)
09-20-211-004-0000 (Lot 17)

Property Address: 1001 Lee Street
Des Plaines, Illinois 60016

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EXHIBIT B PERMITTED EXCEPTIONS

Taxes for the year(s) 2021 and 2022. The final installment of 2021 and 2022 taxes are a lien not yet due or payable.

Perm tax#

- 09-20-211-001-0000 (Affects Lot 14).
- 09-20-211-004-0000 (Affects Lot 17 and other land).
- 09-20-211-043-0000 (Affects Lot 15 and part of Lot 16 and other land).
- 09-20-211-044-0000 (Affects part of Lot 16 and other land).

Easement for ingress and egress as set forth in the Declaration of Easement Agreement dated October 25, 2021 and recorded November 4, 2021 as document 2130817096 made by KMI Lee Street, L.L.C. over that part of the Land described as follows:

That part of Lots 16 and 17 in Block 4 bounded and described as follows: Commencing at the intersection of the Westerly extension of the North line of a 16 foot wide East-West alley in said Block 4 and the Northerly extension of the West line of a 16 foot wide North-South alley in said Block 4; thence South along last said West line, South 3 degrees 20 minutes 58 seconds East, 6.88 feet, thence South 87 degrees 24 minutes 46 seconds West, 47.47 feet to the point of beginning; thence North 72 degrees 18 minutes 23 seconds West, 81.71 feet to a point on the Westerly line of Block 4, also being the Easterly line of Lee Street, thence along said Easterly line of Lee Street, North 30 degrees 32 minutes 43 seconds East, 30.77 feet, thence South 72 degrees 18 minutes 23 seconds East, 69.50 feet; thence South 7 degrees 33 minutes 11 seconds West, 30.48 feet to the point of beginning, all in Block 4 of J.C. Robinson's Addition to Des Plaines, in the Northeast Quarter of Section 20, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, containing 2268 square feet, more or less.

Adverse encroachment of the fence that traverses the public alley South and adjoining over and onto the subject Land by an undisclosed amount as shown on the Plat of Survey made by Steven R. Granath of R.H. Granath Surveying Service P.C., dated August 6, 2021 as Job No. CAD 0021-08-014.