

# UNOFFICIAL COPY

PREPARED BY:

Adam E. Berman, Esq.  
Mason, Wenk & Berman, L.L.C.  
630 Dundee Road, Suite 220  
Northbrook, IL 60062

Doc#: 2212601348 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/06/2022 01:17 PM Pg: 1 of 4

Dec ID 20220401682599  
ST/CO Stamp 2-048-505-744 ST Tax \$8,100.00 CO Tax \$4,050.00  
City Stamp 1-474-328-464 City Tax: \$85,050.00

WHEN RECORDED  
RETURN TO:

Donahue Fitzgerald LLP  
1999 Harrison Street, 26th Floor  
Oakland, CA 94612  
Attn: John J. Coppinger

(Above Space for Recorder's use only)

## SPECIAL WARRANTY DEED

THE GRANTOR, **NRF VII – NAGLE, LLC**, a Delaware limited liability company, whose address is 5215 Old Orchard Road, Suite 880, Skokie, IL 60077, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS AND SELLS to **6310 NAGLE AVE CC, LLC**, an Illinois limited liability company, whose address is 34768 Chesapeake Drive, Union City, CA 94587, all interest in the Real Estate legally described on EXHIBIT A attached hereto, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The Grantor will warrant and defend the Real Estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on EXHIBIT B.

PINs and Common Address(es): See EXHIBIT A

*[Signatures on next page]*

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 2nd day of May, 2022.

**SELLER:**

**NRF VII – NAGLE, LLC,**  
a Delaware limited liability company

By: NRF VII Manager, LLC,  
a Delaware limited liability company

By: ASH  
Andrew S. Hochberg, Manager

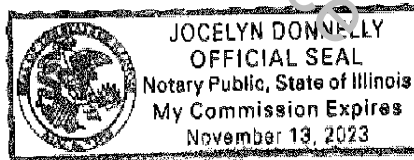
STATE OF ILLINOIS IL )  
COUNTY OF COOK COOK ) ss.

I, Joelyn Donnelly, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Andrew S. Hochberg, the Manager of NRF VII Manager, LLC, a Delaware limited liability company, the Manager of **NRF VII – NAGLE, LLC**, a Delaware limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 21 day of April, 2022.

Joelyn Donnelly  
Notary Public

Send future real estate tax bills to:



# UNOFFICIAL COPY

## EXHIBIT A TO SPECIAL WARRANTY DEED

### LEGAL DESCRIPTION

PARCEL 1:

LOTS 4, 5 AND 6 IN DOMINICK'S NAGLE SUBDIVISION PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND DATED OCTOBER 31, 2003 AND RECORDED DECEMBER 3, 2003 AS DOCUMENT 0333718024 AND AS CREATED BY DEEDS FROM DOMINICK'S FINER FOODS TO LASALLE STONY, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY AND 6312 NAGLE VENTURES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY RECORDED DECEMBER 3, 2003 AS DOCUMENTS 0333718025, 0333718026 AND 0333718027 FOR THE USE OF PARKING AREAS, AISLES, DRIVEWAYS, ROADWAYS, WALKWAYS AND SIDEWALKS ON THE COMMON AREA OF GRANTOR'S LOT FOR INGRESS AND EGRESS BY PEDESTRIAN AND VEHICULAR TRAFFIC, THE PARKING OF MOTOR VEHICLES, LOADING AND UNLOADING OF COMMERCIAL AND OTHER DELIVERY VEHICLES, AND USE OF FACILITIES INSTALLED THEREON FOR THE COMFORT AND CONVENIENCE OF CUSTOMERS, INVITEES AND EMPLOYEES AS DEPICTED ON EXHIBIT A (SITE PLAN) OF AFORESAID DECLARATION OF EASEMENTS.

P.I.N. Nos.: 13-06-207-023-0000, 13-06-207-024-0000 & 13-06-207-025-0000

Property Address: 6304-6310 N. Nagle Ave., Chicago, IL 60646

# UNOFFICIAL COPY

## EXHIBIT B TO SPECIAL WARRANTY DEED

### PERMITTED EXCEPTIONS

1. Taxes for the years 2021 and 2022 not yet due or payable.
2. Lease made by Lasalle Stony, L.L.C., an Illinois limited liability company and 6312 Nagle Ventures, LLC, an Illinois Limited Liability Company to Walgreen Co., an Illinois company dated November 3, 2003, a memorandum of which was recorded December 3, 2003 as Document 0333718030, demising the Land for a term of years beginning October 31, 2003 and ending October 31, 2078, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee. Subordination, Non-disturbance and Attornment Agreement recorded June 30, 2021, as Document 2118146366 (Affects Lot 5).
3. Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons), relating to use contained in the declaration of easements with covenants and restrictions recorded December 3, 2003 as Document 0333718024 which does not contain a reversionary or forfeiture clause
4. (A) Terms, provisions, and conditions relating to the easement described as Parcel 2 contained in the instrument creating said easement. (B) Rights of the adjoining owner or owners to the concurrent use of said easement.