



2217945012D

This Deed Prepared By:

Kyle M. Baltes, Esq.
Jones Day
110 North Wacker Drive
Chicago, Illinois 60606

Doc# 2217945012 Fee \$98.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/28/2022 10:31 AM PG: 1 OF 8

After Recording Return To:

Ascendas REIT Chicago 1 LLC
c/o CapitalLand Int' (USA) LLC
575 Fifth Avenue, 30th Floor
New York, NY 10017

Send Subsequent Tax Bills To:

Ascendas REIT Chicago 1 LLC
c/o CapitalLand Int' (USA) LLC
575 Fifth Avenue, 30th Floor
New York, NY 10017

SPECIAL WARRANTY DEED

effective June 9, 2022,

This Special Warranty Deed is made this 24th day of May, 2022, by and between BCORE Jupiter NEMW 1 LLC, a Delaware limited liability company (the "Grantor"), having an address of 233 S. Wacker Drive, Suite 4700, Chicago, Illinois 60606 and Ascendas REIT Chicago 1 LLC, a Delaware limited liability company (the "Grantee"), having an address of c/o CapitalLand Int' (USA) LLC, 575 Fifth Avenue, 30th Floor, New York, NY 10017.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, by these presents does hereby REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, the property described on Exhibit A attached hereto and made a part hereof, which property is situated in the County of Cook and State of Illinois (the "Property"). The Property hereby conveyed is conveyed subject to the exceptions set forth on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions").

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the 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 Property with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said Property with the hereditaments and appurtenances, unto the Grantee and its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise, and agree, to and with the Grantee, and its assigns, that, except for the Permitted Exceptions, the Grantor has not done or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that, except for the Permitted Exceptions, it WILL WARRANT AND FOREVER DEFEND said Property, against all persons lawfully claiming, or to claim the same, by, through or under it.

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**CERTIFICATION OF COMPLIANCE
VILLAGE OF BROADVIEW**

6/24/22

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EXHIBIT A

Legal Description

PARCEL 1:

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF 25TH AVENUE AS DEDICATED ON FEBRUARY 11, 1930 AS DOCUMENT 10591812; LYING NORTH OF A LINE 233.0 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF 16TH STREET AS DEDICATED ON OCTOBER 27, 1959 AS DOCUMENT NO. 17696729; LYING EAST OF A LINE 352.0 FEET EAST OF AND PARALLEL WITH THE EAST RIGHT OF WAY LINE OF THE INDIANA HARBOR BELT RAILROAD; LYING SOUTHWESTERLY OF A LINE DRAWN FROM A POINT ON A LINE THAT IS 352.0 FEET EAST OF AND PARALLEL WITH THE EAST RIGHT OF WAY LINE OF THE INDIANA HARBOR BELT RAILROAD, SAID POINT BEING 1087.0 FEET NORTH OF THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION, TO A POINT ON THE WEST LINE OF 25TH AVENUE DEDICATED ON FEBRUARY 11, 1930, SAID POINT BEING 604.0 FEET NORTH OF THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 21, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A 10 FOOT STRIP OF LAND IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, THE NORTHERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 352.0 FEET EAST OF THE EAST RIGHT OF WAY LINE OF THE INDIANA HARBOR BELT RAILROAD (MEASURED PARALLEL WITH THE SOUTH LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4) AND 954.81 FEET NORTH OF THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 21 (AS MEASURED PARALLEL WITH THE EAST RIGHT OF WAY LINE OF THE INDIANA HARBOR BELT RAILROAD); THENCE NORTHWESTERLY ALONG A CURVED LINE (CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 260.44 FEET; AN ARC DISTANCE OF 189.56 FEET TO THE POINT OF TANGENCY, SAID POINT BEING 209.37 FEET EAST OF THE EAST RIGHT OF WAY LINE OF SAID RAILROAD (MEASURED PERPENDICULAR TO THE EAST RIGHT OF WAY LINE OF SAID RAILROAD) AND 1074.78 FEET NORTH OF THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 21 (MEASURED PARALLEL WITH THE EAST RIGHT OF WAY LINE OF SAID RAILROAD); THENCE NORTHWESTERLY ALONG A STRAIGHT LINE 48.83 FEET TO A POINT OF CURVATURE, SAID POINT BEING 164.70 FEET EAST OF THE EAST RIGHT OF WAY LINE OF SAID RAILROAD (MEASURED PERPENDICULAR TO THE EAST LINE OF SAID RAILROAD) AND 1091.31 FEET NORTH OF THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 21 (MEASURED PARALLEL WITH THE EAST RIGHT OF WAY LINE OF SAID RAILROAD); THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 260.44

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FEET, AN ARC DISTANCE OF 248.12 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID RAILROAD, SAID POINT BEING 1266.01 FEET NORTH OF THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 21 (MEASURED ON THE EAST LINE OF SAID RAILROAD), ALL IN COOK COUNTY, ILLINOIS (EXCEPT THAT PART OF SAID 10 FOOT STRIP LYING NORTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID 10 FOOT STRIP WHICH IS 290.14 FEET EAST OF THE EAST LINE OF THE RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD TO THE SOUTH LINE OF SAID 10 FOOT STRIP (AND ALSO EXCEPTING THAT PART CONVEYED BY TRUSTEE'S DEED DATED JANUARY 7, 1974 AND RECORDED JUNE 28, 1974 AS DOCUMENT NO. 22766638), IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A PERPETUAL NON-EXCLUSIVE EASEMENT AS CREATED BY GRANT FROM AMALGAMATED TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 17, 1973 AND KNOWN AS TRUST NUMBER 2558 AND AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 18, 1973 AND KNOWN AS TRUST NUMBER 2569, TO HARRIS TRUST AND SAVINGS BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 19, 1974 AND KNOWN AS TRUST NUMBER 35898 DATED OCTOBER 17, 1974, AND RECORDED JANUARY 28, 1975 AS DOCUMENT NO. 22977282 FOR A SWITCH TRACK AND RAIL SIDING, FOR THE BENEFIT OF AND APPURTENANT TO PARCELS 1 AND 2 AFORESAID, ON, OVER AND ACROSS A 20 FOOT STRIP OF LAND IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, THE CENTER LINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 352.0 FEET EAST OF THE EAST RIGHT OF WAY LINE OF THE INDIANA HARBOR BELT RAILROAD (MEASURED PARALLEL WITH THE SOUTH LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4) AND

954.81 FEET NORTH OF THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 21 (MEASURED PARALLEL WITH THE EAST RIGHT OF WAY LINE OF THE INDIANA HARBOR BELT RAILROAD); THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 260.44 FEET, AN ARC DISTANCE OF 189.56 FEET TO THE POINT OF TANGENCY, SAID POINT BEING 209.37 FEET EAST OF THE EAST RIGHT OF WAY LINE OF SAID RAILROAD (MEASURED PERPENDICULAR TO THE EAST RIGHT OF WAY LINE OF SAID RAILROAD) AND 1074.78 FEET NORTH OF THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 21 (MEASURED PARALLEL WITH THE EAST RIGHT OF WAY LINE OF SAID RAILROAD); THENCE NORTHWESTERLY ALONG A STRAIGHT LINE OF 48.83 FEET TO A POINT OF CURVATURE, SAID POINT BEING

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164.70 FEET EAST OF THE EAST RIGHT OF WAY LINE OF SAID RAILROAD (MEASURED PERPENDICULAR TO THE EAST LINE OF SAID RAILROAD) AND 1091.31 FEET NORTH OF THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 21 (MEASURED PARALLEL WITH THE EAST RIGHT OF WAY LINE OF SAID RAILROAD); THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 260.44 FEET AN ARC DISTANCE OF 248.12 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID RAILROAD, SAID POINT BEING 1266.01 FEET NORTH OF THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 21 (MEASURED ON THE EAST LINE OF SAID RAILROAD), ALL IN COOK COUNTY, ILLINOIS (EXCEPT THAT PART OF SAID 20 FOOT STRIP FALLING IN PARCEL 2) IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 910.00 FEET NORTH OF THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 21 ON THE EAST LINE OF 27TH AVENUE ACCORDING TO THE RIGHT OF WAY DEDICATION THEREOF RECORDED OCTOBER 15, 1968 AS DOCUMENT 20644727, SAID LINE BEING 352.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF THE INDIANA HARBOR BELT RAILROAD RIGHT OF WAY; THENCE NORTHERLY ON THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 22.60 FEET; THENCE NORTHWESTERLY ON A CURVED LINE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 250.44 FEET, AN ARC DISTANCE OF 105.79 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE PROPERTY CONVEYED IN THE TRUSTEE'S DEED RECORDED JUNE 28, 1974 AS DOCUMENT 22766638; THENCE SOUTHERLY ON THE EAST LINE OF THE PROPERTY CONVEYED BY SAID TRUSTEE'S DEED RECORDED AS DOCUMENT 22766638, A DISTANCE OF 51.86 FEET, TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID 27TH AVENUE RECORDED AS DOCUMENT 20644727; THENCE NORTHEASTERLY AND SOUTHEASTERLY ON THE NORTHERLY LINE OF SAID 27TH AVENUE RECORDED AS DOCUMENT 20644727, BEING A CURVED LINE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 56.00 FEET, AN ARC DISTANCE OF 97.88 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 15-21-202-058-0000 and 15-21-202-080-0000

Property Address: 2500 25th Avenue, Broadview, IL 60155

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EXHIBIT B

Permitted Exceptions

1. General real estate taxes for the year 2021 and subsequent years, a lien not yet due and payable.
2. Rights of owners of land abutting Addison Creek for the continued and uninterrupted flow of water.
3. Terms, provisions, and conditions relating to the easement described as Parcel 3 contained in the instrument creating said easement.
4. Easement for relocation of Addison Creek over a strip of land described as follows: That part of the East 1/2 of the Northeast 1/4 of section 21, township 39 North, range 12 East of the third principal meridian lying South of the Southerly line of Chicago, Madison and Northern Railroad Company's (Illinois Central Railroad Company's) right of way and East of the East line of Chicago, Hammond and Western Railroad (Indiana Harbor Belt Railroad Company) (except therefrom the strip of land conveyed to the Chicago, Madison and Northern Railroad Company by Document 2577207, lying South and adjoining to the Southerly line of said railroad's right of way) which lies within a strip of land, 120 feet in width, the center line of which is described as follows: Document 15337378, from Chicago Title and Trust Company, a corporation of Illinois, as trustee under Trust Agreement dated April 2, 1974 and known as trust number 33634, to the public.
5. Easement over the North 10 feet or the South 264 feet of the West 482.30 feet of the East 532.30 feet of the East 1/2 of the Northeast 1/4 to install and maintain all equipment for the purpose of serving the land and other property with telephone and electric service, together with right of access to said equipment as created by grant to the Commonwealth Edison Company and the Illinois Bell Telephone Company recorded July 6, 1961 as Document 18208165.
6. Grant made by Chicago Title and Trust Company, a corporation of Illinois, as trustee under trust number 33634 to Northern Illinois Gas Company, a corporation of Illinois, its successors and assigns recorded October 31, 1960 as Document 18004012, granting the right to lay, maintain, operate, renew and remove a gas main and other necessary gas facilities, together with the right of access thereto for said purposes, on, upon, under, along and across the property of said grantor, described as follows: The Westerly 31 feet of the Easterly 582 feet of that part of the East 1/2 of the Northeast 1/4 of Section 21, Township 39 North, Range 12 East of the third principal meridian, lying South of the Southerly line of Chicago, Madison and Northern Railroad Company, right of way and East of the East line of the right of way of the Chicago, Hammond and Western Railroad Company (except therefrom a strip of land conveyed to Chicago, Madison and Northern Railroad Company by Document 2577207 lying South and adjoining the Southerly line of said railroad company right of way) of Section 21, Township 39 North, Range 12 East of the third principal meridian, the location of said main being within the above described property.
7. Easement for the installation, relocation, renewal and removal of gas mains and appurtenances as created by grant to Northern Illinois Gas Company recorded March 17, 1969 as Document 20782984.
8. Easement over the Northeasterly 10 feet of the land in favor of a dominant tenement described as follows: That part of the East 1/2 of the Northeast 1/4 of Section 21, Township

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39 North, Range 12 East of the third principal meridian, lying West of the West line of 25th Avenue as dedicated on February 11, 1930 as Document 10591812; lying North of line 233.0 feet North of and parallel with the North line of 16th street as dedicated on October 27, 1959 as Document 17696729; lying East of a line 352.0 feet East of and parallel with the East right of way line of the Indiana Harbour Belt Railroad; lying Southwesterly of a line drawn from a point on a line that is 352.0 feet East of and parallel with the East right of way line of the Indiana Harbour Belt Railroad said point being 1087.0 feet North of the South line of the East 1/2 of the Northeast 1/4 of said section, to a point on the West line of 25th Avenue dedicated on February 11, 1930, said point being 604.0 feet North of the South line of the East 1/2 of the Northeast 1/4 of said Section 21, in Cook County, Illinois. For the purposes of using, constructing, maintaining, repairing, and reconstructing the 20 feet switch track and rail siding presently on the land and incidental purposes as created by grant of easement dated October 17, 1974 and recorded January 28, 1975 as Document 22977282, and the covenants, conditions and agreements therein contained.

9. Easement in, upon, under and along the strips as shown on sketch marked Exhibit 'A' attached to document recorded as Document 20752845 to install and maintain all equipment for the purpose of serving the land and other property with telephone and electric service together with right of access thereto, as created by grant to the Illinois Bell Telephone Company and the Commonwealth Edison Company recorded February 10, 1969 as Document 20752845.
10. Unrecorded License Agreement dated May 5, 1976 between A. E. Staley Manufacturing Company, a corporation of Illinois and Healdco Industries, Inc., a corporation of Illinois for parking access and construction of fencing. Said license agreement was amended by letter dated May 25, 1979 by James L. Ragula of A. E. Staley Manufacturing Company relating to additional fencing and installation on the premises, as disclosed by deed recorded as Document 91597344.
11. Sidetrack Agreement dated December 8, 1981 with Indiana Harbor Belt Railroad as disclosed by deed recorded as Document 91597344.
12. Rights of tenants, as tenants only which contain no options to purchase or rights of first refusal, under unrecorded leases.

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15-21-202-058-0000

20220501624117

0-279-222-352

COUNTY:	5,546.50
ILLINOIS:	11,093.00
TOTAL:	16,639.50

Property of Cook County Clerk's Office