

UNOFFICIAL COPY

SPECIAL WARRANTY DEED (Illinois)

Instrument Prepared By And
After Recording, Please Return To:

Seyfarth Shaw LLP
601 South Figueroa Street, Suite 3300
Los Angeles, California 90017
Attn: Richard C. Mendelson, Esq.

And Send Subsequent Tax Bills To:

LBA OR Core Company XVIII, LLC
c/o Ryan PTS
PO Box 847
Carlsbad, California 92018



Doc# 2223715017 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/25/2022 01:50 PM PG: 1 OF 13

Above Space for Recorder's Use Only

Tax Parcel ID Numbers: 12-20-401-002-0000; 12-20-401-016-0000; 12-20-401-017-0000; and 12-20-401-021-0000

Address of Property: 10600 West Belmont Avenue, Franklin Park, IL

SPACE ABOVE THIS LINE FOR RECORDING PURPOSES ONLY



This stamp processed pursuant to
Section 7-107, A-22 of the
Franklin Park Village Code
governing review of documents

Re: 10600 West Belmont Avenue
Franklin Park, Illinois

SPECIAL WARRANTY DEED

STATE OF ILLINOIS
COUNTY OF COOK

THIS LIMITED WARRANTY DEED is made as of August 23, 2022 between **JAMES CAMPBELL COMPANY LLC**, a Delaware limited liability company (hereinafter called "Grantor"), and **LBA OR CORE COMPANY XVIII, LLC**, a Delaware limited liability company (hereinafter called "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents,

CC HI 22024401 I
SGross 202

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the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed, remised, released, and confirmed and by these presents does grant, bargain, sell, alien, convey, remise, release and confirm unto Grantee all that tract or parcel of land described on Exhibit A, attached hereto and made a part hereof, together with all buildings, improvements and fixtures located thereon (the "Property").

TO HAVE AND TO HOLD the said bargained the Property, together with all and singular the rights, 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**.

Grantor will warrant and forever defend the right and title to the Property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise. This Deed and the warranty of title contained herein are made expressly subject to those certain matters of public record affecting said bargained premises described on Exhibit B attached hereto and made a part hereof, but not otherwise.

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

[SEE SIGNATURE ON THE FOLLOWING PAGE]

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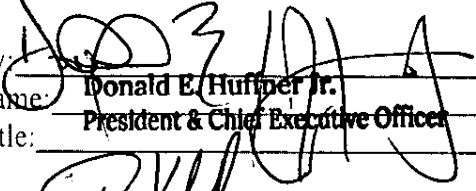
(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

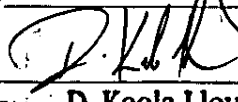
[SEE SIGNATURE ON THE FOLLOWING PAGE]

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IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as an instrument under seal as of the Effective Date.

JAMES CAMPBELL COMPANY, LLC

By: 
 Name: Donald E. Huffner Jr.
 Title: President & Chief Executive Officer

By: 
 Name: D. Keola Lloyd
 Title: Senior Vice President & Corporate Secretary

APPROVED AS TO FORM:

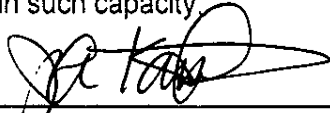

 STUTZMAN, BROMBERG,
 ESSERMAN & PLIFKA, P.C.

Property of Cook County Clerk's Office

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STATE OF HAWAII)
) SS.
CITY & COUNTY OF HONOLULU)

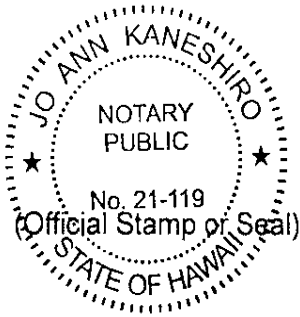
On this 15th day of August, 2022, before me personally appeared DONALD E. HUFFNER JR. PRESIDENT & CHIEF EXECUTIVE OFFICER of JAMES CAMPBELL COMPANY LLC, a Delaware limited liability company, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.



Notary Public, State of Hawaii

Printed Name: Jo Ann Kaneshiro

My commission expires: August 29, 2025

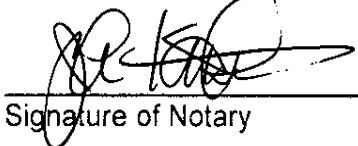


NOTARY CERTIFICATION STATEMENT

Document Identification or Description: SPECIAL WARRANTY DEED

Doc. Date: _____ or Undated at time of notarization.

No. of Pages: 7 Jurisdiction: First Circuit
(in which notarial act is performed)



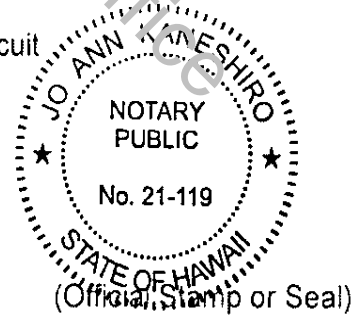
August 15, 2022

Signature of Notary

Date of Notarization and Certification Statement

Jo Ann Kaneshiro

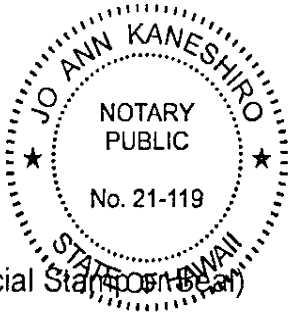
Printed Name of Notary



UNOFFICIAL COPY

STATE OF HAWAII)
) SS.
CITY & COUNTY OF HONOLULU)

On this 15th day of August, 2022, before me personally appeared D. KEOLA LLOYD, SENIOR VICE PRESIDENT & CORPORATE SECRETARY of JAMES CAMPBELL COMPANY LLC, a Delaware limited liability company to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.



(Official State of Seal)

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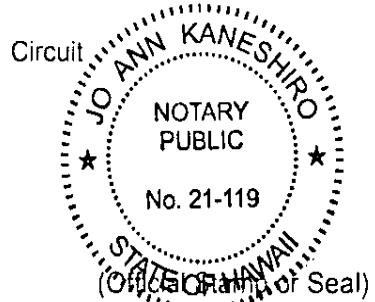
August 15, 2022

Signature of Notary

Date of Notarization and Certification Statement

Jo Ann Kaneshiro

Printed Name of Notary



(Official State of Seal)

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EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID SOUTHEAST QUARTER OF SECTION 20, THENCE NORTH 89 DEGREE 16'32" WEST (ON AN ASSUMED BEARING), ALONG THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER, A DISTANCE OF 402.00 FEET; THENCE NORTH 00 DEGREE 00'03" WEST, PARALLEL WITH THE EAST LINE OF THE SAID SOUTHEAST QUARTER, A DISTANCE OF 25.00 FEET; THENCE SOUTH 89 DEGREES 47'23" WEST A DISTANCE OF 74.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 47'23" WEST A DISTANCE OF 844.70 FEET TO THE WEST LINE OF THE EAST 80 RODS OF THE SAID SOUTHEAST QUARTER, POINT BEING 10.00 FEET NORTH OF, AS MEASURED ALONG SAID WEST LINE, THE SAID SOUTH LINE OF THE SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 01'55" EAST, ALONG SAID WEST LINE, A DISTANCE OF 419.03 FEET; THENCE SOUTH 89 DEGREES 16'32" EAST A DISTANCE OF 518.46 FEET; THENCE NORTH 0 DEGREES 00'03" WEST A DISTANCE OF 104.97 FEET; THENCE NORTH 89 DEGREES 59'57" EAST A DISTANCE OF 334.00 FEET TO THE WEST LINE OF WILLIAMS DRIVE PER DOCUMENT NUMBER 24399372; THENCE THE FOLLOWING TWO COURSES AND DISTANCES ALONG SAID WEST LINE, (ONE) THENCE SOUTH 00 DEGREES 00'03" EAST A DISTANCE OF 506.28 FEET; (TWO) THENCE SOUTH 44 DEGREES 38'02 WEST A DISTANCE OF 11.34 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

EXCEPT FOR THAT PART CONVEYED FOR ROAD PURPOSES IN THE WARRANTY DEED RECORDED FEBRUARY 25, 2022 AS DOCUMENT 2205639194.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year(s) 2021 and 2022 not yet due or payable.
2. Terms, obligations and conditions contained in the License Agreement dated November 18, 1990 and recorded November 24, 1999 as Document Number 09108786 between the Village of Franklin Park and life fitness as to the installation and maintenance of underground fiber optic.
3. Terms, obligation and conditions contained in the Easement Agreement dated January 4, 1999 and recorded December 1, 2000 between Sky View Properties, LLC and LaSalle Bank National Association, as Successor Trustee to American National Bank and Trust Company of Chicago as Trustee under the Trust Agreement dated August 3, 1995 and known as Trust No. 120682-1 for the construction and maintenance of a permanent stormwater detention area easement.

Easement re-record on October 5, 2001 as Document Number 0010932324 to put of record the first survey dated 12/12/96 contained in Exhibit C and the Modified Dimension & Soil Erosion Control Plan of the North Parcels Drawing No. C201 dated 9/23.98 which were inadvertently omitted from the original recording of document.
4. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Village of Franklin Park, for purpose Temporary Construction Easement, recorded on February 24, 2022 as Document No. 2205515018, affects part of the Land.
5. Rights of United States Postal Service under Lease dated October 7, 2021, with United States Postal Service, as amended by First Amendment dated January 20, 2022.
6. An encroachment of the fence situated on land adjoining to the North into or onto said Land by 1.1 feet up to 1.7 feet, as disclosed by survey prepared by JRN Civil Engineers, dated May 13, 2022, No. 21336.

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PLAT ACT AFFIDAVIT

STATE OF HAWAII)
) ss.
CITY AND COUNTY OF HONOLULU)

Donald E. Huffner Jr. and D. Keola Lloyd, solely in their capacity as authorized signatories for James Campbell Company, LLC, being duly sworn on oath, state that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

① Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. 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.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

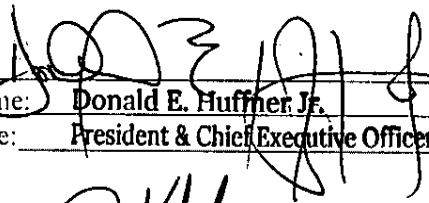
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

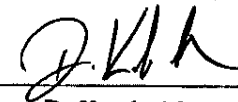
Affiant further states that they make this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

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SIGNATURE PAGE TO PLAT ACT AFFIDAVIT

JAMES CAMPBELL COMPANY, LLC

By: 
 Name: Donald E. Huffner Jr.
 Title: President & Chief Executive Officer

By: 
 Name: D. Keola Lloyd
 Title: Senior Vice President & Corporate Secretary

APPROVED AS TO FORM:


 STUTZMAN, BROMBERG,
 ESSERMAN & PLIFKA, P.C.

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
 RECORDING DIVISION
 118 N. CLARK ST. ROOM 120
 CHICAGO, IL 60602-1387

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STATE OF HAWAII

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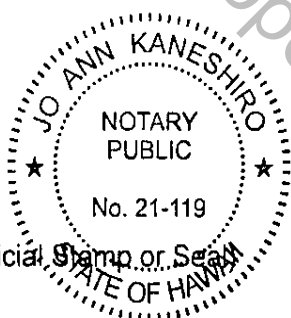
)
) SS.
)

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Notary Public, State of Hawaii

Printed Name: Jo Ann Kaneshiro

My commission expires: August 29, 2025



(Official Stamp or Seal)

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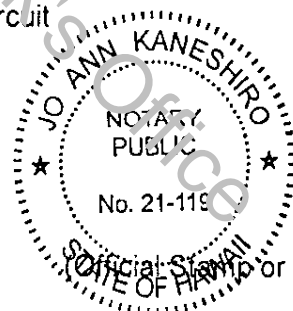
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(in which notarial act is performed)

Signature of Notary

August 15, 2022
Date of Notarization and
Certification Statement

Jo Ann Kaneshiro
Printed Name of Notary

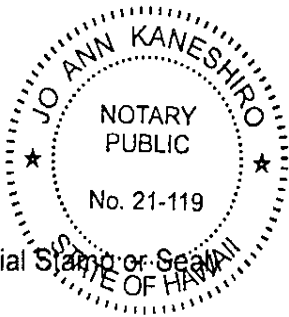


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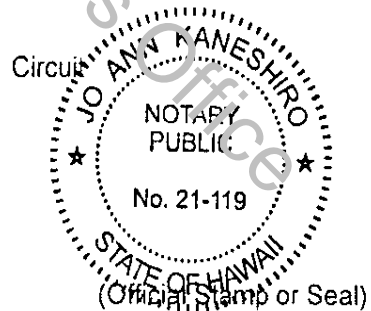
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Printed Name of Notary
Jo Ann Kaneshiro



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COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office

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COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COUNTY: 15,125.00
ILLINOIS: 30,250.00
TOTAL: 45,375.00

20220801618957 | 0-893-463-120



12-20-401-002-0000