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Prepared by:

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Buckley Fine, LLC
201 South Grove Avenue
4th Floor
Barrington, Illinois 60010

After Recording return to:

Eversheds Sutherland (US) LLP
Attn: Joseph A. Bennett
227 W. Monroe Street
Suite 6000
Chicago, Illinois 60606



Doc# 2310222032 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/12/2023 01:36 PM PG: 1 OF 5

(For Recorder's Use Only)

SPECIAL WARRANTY DEED

SILVER OAK VENTURES, LLC, an Illinois limited liability company (the "Grantor"), for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration to grantor in hand paid by ALIGNED DATA CENTERS (EGV) PROPCO, LLC, a Delaware limited liability company (the "Grantee"), whose mailing address is c/o Aligned Energy, 2800 Summit Energy, Plano, TX 75074, the receipt and sufficiency of which consideration is hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, subject to all of the reservations, exceptions and other matters set forth or referred to herein, the following described real property (the "Property"), together with all of Grantor's right title, and interest in and to (i) all related rights and appurtenances, easements, tenements, hereditaments and privileges, (ii) all oil, gas, and minerals lying under, in, on or about or constituting a part of the real property being conveyed hereby, and regardless of whether or not the minerals are considered part of the surface estate or part of the mineral estate, and (iii) all improvements and fixtures located on the real property being conveyed hereby, to-wit:

That certain real property in Cook County, Illinois, which is described on Exhibit A attached hereto and incorporated herein by reference.

PIN: 08-21-202-066-0000

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, and Grantee's successors or assigns, forever; and, subject to all of the matters set forth or referred to herein, Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof; provided, however that this conveyance is made by Grantor and accepted by Grantee subject to all those matters listed on Exhibit B attached hereto and incorporated herein by reference. By acceptance of this deed, Grantee assumes and agrees to pay and indemnifies and agrees to hold Grantor harmless from and against all ad valorem taxes relating to the Property, for the current and all subsequent years; provided, however, that Grantor agrees to pay and indemnifies and agrees to hold Grantee harmless from and against any and all

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additional ad valorem taxes relating to the current year or prior years arising out of a change in usage or ownership of the Property.

TO HAVE AND TO HOLD the said Property as above described, unto the Grantee, its successors and assigns forever.

[Signatures Follow on Next Page]



REAL ESTATE TRANSFER TAX		12-Apr-2023
COUNTY:		11,000.00
ILLINOIS:		22,000.00
TOTAL:		33,000.00
08-21-202-06 -0000		20230401688125 1-676-731-600

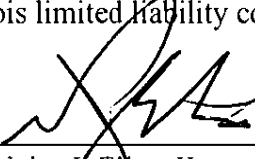
Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

GRANTOR:

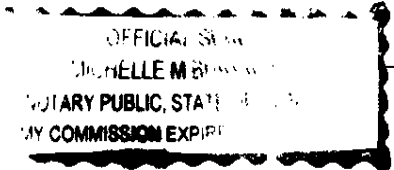
SILVER OAK VENTURES, LLC,
an Illinois limited liability company

By: 
Name: Naim J. Elias, II
Title: Manager

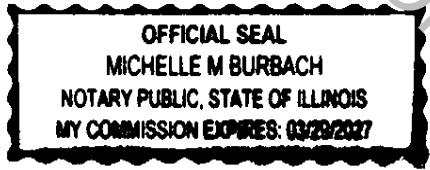
State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT NAIM J. ELIAS, II, personally known to me to be the Manager of Silver Oak Ventures, LLC, who is the Grantor, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager of Silver Oak Ventures, LLC, he signed the foregoing document pursuant to authority given by the Operating Agreement of said Silver Oak Ventures, LLC, as his free and voluntary act, and as the free and voluntary act of said Manager, for the purposes therein set forth.

Given under my hand and Notarial Seal this 10th day of April, 2023.




Notary Public



Mail Tax Bills To:
Aligned Data Centers (EGV) PropCo, LLC
2800 Summit Avenue
Plano, Texas 75074

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EXHIBIT A

Legal Description

PARCEL 1:

LOT 1 IN NORTHWEST POINT SUBDIVISION UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 16 AND PART OF THE NORTHEAST QUARTER OF SECTION 21, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 1983 AS DOCUMENT 26566053, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 08-21-202-066-0000

COMMONLY KNOWN AS: 141 Northwest Point Boulevard, Elk Grove Village, IL 60007

PARCEL 2:

NON-EXCLUSIVE EASEMENT(S) IN FAVOR OF PARCEL 1 SET FORTH IN THE DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS FOR NORTHWEST POINT DATED DECEMBER 30, 1982 RECORDED ON FEBRUARY 3, 1983 AS DOCUMENT NUMBER 26495247, AND AMENDED BY RELEASE OF DECLARATIONS OF COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS FOR NORTHWEST POINT RECORDED AS DOCUMENT NO. 27199708, AS AMENDED OR AFFECTED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS FOR NORTHWEST POINT RECORDED AS DOCUMENT NO. 88197029, SECOND AMENDMENT TO DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS FOR NORTHWEST POINT RECORDED AS DOCUMENT NO. 98085892 AND RE-RECORDED AS DOCUMENT NO. 98240101, THIRD AMENDMENT EASEMENTS AND RESTRICTIONS FOR NORTHWEST POINT TO DECLARATION OF COVENANTS, RECORDED AS DOCUMENT NO. 98240102, ASSIGNMENT AND ASSUMPTION OF DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS FOR NORTHWEST POINT TO MGA DEVELOPMENT ASSOCIATES, L.P. RECORDED AS DOCUMENT NO. 98240104 AND DESIGNATION OF BUILDING SITE RECORDED AS DOCUMENT NO. 0011148328, FOURTH AMENDMENT TO DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS FOR NORTHWEST POINT RECORDED AS DOCUMENT 1535119101, FIFTH AMENDMENT TO DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS FOR NORTHWEST POINT RECORDED AS DOCUMENT NO. 2201819017, FOR THE FOLLOWING PURPOSES ON THE REAL PROPERTY AS DEFINED THEREIN:

FOR INGRESS AND EGRESS OVER, UNDER, ACROSS, IN AND UPON THE PROPERTY AND TO PROVIDE REASONABLE AND NECESSARY ACCESS TO COMMON PROPERTIES AND FOR THE PURPOSE OF PERFORMING THE CONSTRUCTION, INSTALLATION, MAINTENANCE, OR REPAIR OF SUCH COMMON PROPERTIES AND THE RIGHT TO USE AND ENJOY THE COMMON PROPERTIES.

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EXHIBIT B

Permitted Exceptions

1. General real estate taxes for the year(s) 2022 (Final Installment), 2023 and subsequent years, a lien not yet due and payable.
2. The land lies within the Higgins Creek Drainage District organized in case no. 60803 County Court, Cook County, Illinois.
3. Terms, provisions, conditions and restrictions contained in declaration of covenants, easements, conditions and restrictions for Northwest Point recorded February 3, 1983 as document number 26495247.
 - First amendment recorded as document 88197029
 - Second amendment recorded as document 9808592 re-recorded as 98240101
 - Third amendment recorded as document 98240102
 - Assignment and assumption to MGA Development Associates L.P. recorded as document 98240104
 - Fourth amendment recorded as document 1535119101
 - Fifth amendment recorded as document 2201819017
4. Terms, provisions and conditions of an ordinance no. 1442 annexing and rezoning certain property to the village of Elk Grove recorded May 1, 1981 as document no. 25857111.
5. Easement reserved for and granted to the Northwest Point Association and its successors and assigns in all platted easement areas shown on the plat recorded as document 26566053 for the installation, maintenance, relocation, renewal and removal of all utility lines and equipment.
6. Easement reserved for and granted to Illinois Bell Telephone company and the Commonwealth Edison company and their respective successors and assigns within the area as shown by dotted lines and marked "Easement" on the plat of subdivision recorded as document 26566053 to install, lay, construct, renew, operate and maintain underground conduits, cables and wires for the purpose of serving the subdivision and other property with telephone and electric service, also right to enter upon lots at all times to install, lay, construct, renew, operate and maintain within easement area said conduits, cables, wires, braces, guys, anchors and other equipment and finally right to cut down and remove or trim and keep trimmed any trees, shrubs or saplings that interfere or threaten to interfere with any of said public utility equipment. No permanent buildings or trees shall be placed on said easement, but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights granted in said easement, and said easement is also reserved for drainage purposes.
7. Easement reserved for and granted in plat of subdivision recorded as document 26566053 to Northern Illinois Gas Company, its successors and assigns, in all platted "easement" areas, streets, alleys, other public ways and places shown on said plat, said easement to be for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances.
8. Terms and provision of resolution No. 17-91 a copy of which was recorded April 10, 1991 as document 91161856, authorizing the village president and village clerk to execute an agreement between the village of Elk Grove Village and American Academy of Pediatrics relating to water service.