



\*23198570120\*

Doc# 2319857012 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/17/2023 02:11 PM PG: 1 OF 5

**PREPARED BY:**

Hilary Shalla Strong, Esq.  
Latham & Watkins LLP  
650 Town Center Drive, 20th Floor  
Costa Mesa, CA 92626-1925

**WHEN RECORDED RETURN TO:**

Dipper Ventures LLC and Tarantula Ventures LLC  
c/o Digital Elk Grove Venture, LLC  
Attn: Real Estate Manager  
350 East Cermak Road  
Chicago, IL 60616

**MAIL TAX STATEMENTS TO:**

Digital Elk Grove 3, LLC  
c/o Digital Elk Grove Venture, LLC  
Attn: Real Estate Manager  
350 East Cermak Road  
Chicago, IL 60616

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

**SPECIAL WARRANTY DEED**

**THIS INDENTURE WITNESSETH THAT DIPPER VENTURES LLC**, a Delaware limited liability company ("Dipper Grantor"), and **TARANTULA VENTURES LLC**, a Delaware limited liability company ("Tarantula Grantor" and together with Dipper Grantor, collectively and jointly and severally, "Grantor"), each having an office at 350 East Cermak Road, Chicago, IL 60616, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt, adequacy and sufficiency of which is hereby acknowledged, by these presents does **GRANT, BARGAIN AND SELL** unto **DIGITAL ELK GROVE 3, LLC**, a Delaware limited liability company, whose address is c/o Digital Elk Grove Venture, LLC, 350 East Cermak Road, Chicago, IL 60616 ("Grantee"), the following described real property located in the County of Cook, State of Illinois and legally described as follows:

See Legal Description attached hereto as Exhibit A and hereby made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, all the reversion and 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 above described property, with the hereditaments

# UNOFFICIAL COPY

and appurtenances: **TO HAVE AND TO HOLD** said property, with the appurtenances, unto Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it 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 said property against all persons lawfully claiming, or to claim the same, by through and under Grantor, but not otherwise, Grantor will **WARRANT AND DEFEND**.



**SUBJECT, HOWEVER,** to general and special taxes and assessments for the current tax year and all subsequent tax years that are not yet delinquent; all zoning and building laws, ordinances, maps, resolutions and regulations of all governmental authorities having jurisdiction which affect the property and the use and improvement thereof; leases, if any; and all covenants, conditions, restrictions, reservations, rights, rights-of-way, easements, dedications, offers of dedications and other matters of record or that would be disclosed by an accurate survey or physical inspection of the property.

This Special Warranty Deed is executed as of June 16, 2023, and effective as of July 18<sup>th</sup>, 2023.

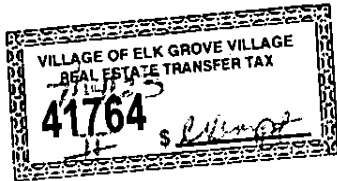
**Permanent Index Number(s):** 08-34-402-060-0000 and  
08-34-402-062-0000

**Common Address:** 1400 E. Devon Avenue, Elk Grove Village, IL 60007

[Signature Page Follows]

| REAL ESTATE TRANSFER TAX  |   | 14-Jul-2023      |      |
|---|---|------------------|------|
|  |  | <b>COUNTY:</b>   | 0.00 |
|   |   | <b>ILLINOIS:</b> | 0.00 |
|   |   | <b>TOTAL:</b>    | 0.00 |

08-34-402-060-0000 | 20230401692994 | 0-564-101-584



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[Signature Page to Special Warranty Deed]

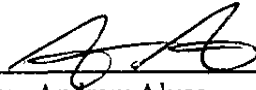
IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of this 16<sup>th</sup> day of June, 2023.

GRANTOR:

**DIPPER VENTURES LLC,  
TARANTULA VENTURES LLC,**  
each, a Delaware limited liability company

By: Digital Realty Trust, L.P.,  
a Maryland limited partnership,  
its manager

By: Digital Realty Trust, Inc.,  
a Maryland corporation,  
its general partner

By:   
Name: Andrew Alves  
Title: Authorized Signatory

State of New York )  
County of Westchester ) ss.:

On the 16<sup>th</sup> day of June in the year 2023, before me, the undersigned, personally appeared Andrew Alves, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on said instrument, such individual, and the person or entity upon behalf of which such individual acted, executed the instrument.

  
NOTARY PUBLIC

[Notary Stamp and Seal:]

SHARON SPINA  
Notary Public - State of New York  
No. 01SP4912189  
Qualified in Westchester County  
My Commission Expires Nov. 30, 2025

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PARCEL 1:

LOT 1 IN DIPPER VENTURES LLC RESUBDIVISION, BEING A RESUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 2, 2017 AS DOCUMENT 1703345036, IN COOK COUNTY ILLINOIS.

PARCEL 2:

A PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 TO ACCESS, USE, OPERATE, INSPECT, MAINTAIN, REPAIR AND REPLACE UP TO FOUR (4) FIBER CONDUITS AND THE PORTIONS OF THE TELECOMMUNICATION FACILITIES ASSOCIATED WITH THE FOUR (4) FIBER CONDUITS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED JUNE 25, 2015 AS DOCUMENT NO. 1517619128.

Property of Cook County Clerk's Office

**UNOFFICIAL COPY**  
**COMMONWEALTH LAND TITLE INSURANCE COMPANY**

PHONE:

FAX:

Dated July 10, 2023 and effective as of July \_\_\_\_, 2023

**STATEMENT BY GRANTOR AND GRANTEE**

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

TARANTULA VENTURES LLC, and DIPPER VENTURES LLC,  
each, a Delaware limited liability company  
By: Digital Realty Trust, L.P., a Maryland limited partnership, its manager  
By: Digital Realty Trust, Inc., a Maryland corporation, its general partner

Dated July 10<sup>th</sup>, 2023

Signature: \_\_\_\_\_

Name: Andrew Alves

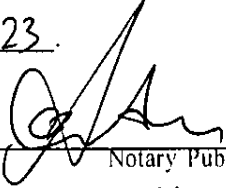
Title: Authorized Signatory

and effective July \_\_\_\_, 2023  
Subscribed and sworn to before me by the

said Andrew Alves

this 10<sup>th</sup> day of July

2023.

  
\_\_\_\_\_  
Notary Public

**FANNY AU**  
Notary Public, State of New York  
No.01AU6391108  
Qualified in King County  
My Commission Expires 04/29/2027

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

DIGITAL ELK GROVE 3, LLC, a Delaware limited liability company

Dated July 10, 2023

Signature: \_\_\_\_\_

Name: Andrew Alves

Title: Authorized Signatory

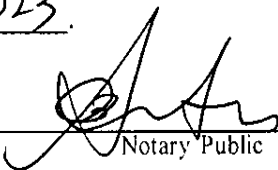
and effective July \_\_\_\_, 2023

Subscribed and sworn to before me by the

said Andrew Alves

this 10<sup>th</sup> day of July

2023.

  
\_\_\_\_\_  
Notary Public

**FANNY AU**  
Notary Public, State of New York  
No.01AU6391108  
Qualified in King County  
My Commission Expires 04/29/2027

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]