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2335445056D

THIS DOCUMENT WAS
PREPARED BY AND
AFTER RECORDING RETURN TO:

AARON C. JACKSON
POL SINELLI PC
900 WEST 48TH PLACE
SUITE 900
KANSAS CITY, MO 64112

Doc# 2335445056 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/20/2023 12:17 PM PG: 1 OF 16

SEND SUBSEQUENT TAX BILLS
TO:

OCONEE REAL ESTATE
HOLDINGS VI - GREEN LLC
C/O VOYA INVESTMENT
MANAGEMENT LLC
ATTN: MORTGAGE LOAN
SERVICING
5780 POWERS FERRY ROAD NW
SUITE 400
ATLANTA, GEORGIA 30327

SPACE ABOVE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 15th day of December, 2023, between TR Greenspoint LLC, a Delaware limited liability company, with an address of 120 N. LaSalle St., Suite 2900, Chicago, Illinois 60602 (the "Grantor"), and Oconee Real Estate Holdings VI - Green LLC, a Delaware limited liability company, with an address of c/o Voya Investment Management LLC, Attn: Real Estate Legal, 5780 Powers Ferry Road NW, Suite 400, Atlanta, Georgia 30327 (the "Grantee");

WITNESSETH, that for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed, and confirmed and by these presents does hereby grant, bargain, sell, alien, convey, and confirm unto Grantee all of Grantor's right, title, and interest in, to, and under the property legally described in **Exhibit 1** attached hereto and made a part hereof (the "Property"), together with all buildings, structures, and improvements located thereon, together with all rights—including but not limited to all rights in, to and under any special use permits, declarations, ordinances and/or resolutions—easements, and appurtenances in any manner appertaining or belonging to the Property;

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TO HAVE AND TO HOLD the Property unto Grantee forever in fee simple, subject only to the matters set forth in Exhibit 2 attached hereto and made a part hereof (collectively, the “Permitted Exceptions”).

Subject to the Permitted Exceptions, Grantor does hereby warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons and entities claiming by, through or under Grantor, but not otherwise.

The terms “Grantor” and “Grantee” shall include their respective successors and assigns.

FURTHER, IT IS HEREBY EXPRESSLY ACKNOWLEDGED AND AGREED that:

This Special Warranty Deed (the “Deed”), and the conveyances being made hereby, are being executed, delivered, and accepted in lieu of foreclosure, and that the same shall be interpreted and construed as an absolute conveyance to Grantee of all right, title, and interest in the Property, including specifically but without limitation, any equity or rights of redemption of Grantor therein or thereto, subject to the Permitted Exceptions. This Deed is an absolute conveyance and Grantor has conveyed the Property to Grantee for a fair and adequate consideration. Grantor expressly acknowledges and agrees that the conveyance evidenced by this Deed is an absolute conveyance and does not constitute the pledging of additional security by Grantor. Grantor further acknowledges that, upon execution of this Deed, Grantor will have no further interest (including any equitable or statutory rights of redemption, or homestead or dower rights) or claims in, to, or against the Property or to the proceeds or profits that might be derived therefrom. Grantor specifically waives any rights of redemption that may be available to Grantor under Illinois law. Grantor declares that (i) this conveyance is freely and fairly made, (ii) Grantor is not acting under any misapprehension as to the legal effect of this Deed or under any duress, undue influence, or misrepresentation of the Grantee, or any of its respective agents or attorneys or any other person or entity, and (iii) there are no agreements, oral or written, which would qualify this conveyance as anything other than an absolute conveyance.

The execution, delivery, and recording of this Deed shall not be deemed to result in payment, satisfaction, release, termination, or cancellation of (i) the indebtedness evidenced by the following promissory notes, pursuant to which Grantor is indebted to Grantee, (a) that certain Promissory Note-A1 dated as of November 2, 2020, in the original principal amount of \$9,240,000.00, (b) that certain Promissory Note-A2 dated as of November 2, 2020, in the original principal amount of \$3,000,000.00, (c) that certain Promissory Note-A3 dated as of November 2, 2020, in the original principal amount of \$1,760,000.00, (d) that certain Promissory Note-A4 dated as of November 2, 2020, in the original principal amount of \$5,000,000.00, (e) that certain Promissory Note-A5 dated as of November 2, 2020, in the original principal amount of \$1,000,000.00, (f) that certain Promissory Note-A6 dated as of November 2, 2020, in the original principal amount of \$1,500,000.00, and/or (g) that certain Promissory Note-A7 dated as of November 2, 2020, in the original principal amount of \$2,500,000.00 (collectively, and as at any time amended, restated, modified, and assigned, the “Note”); or (ii) any of the documents and instruments securing the Note (hereinafter collectively referred to as the “Loan Documents”), including without limitation the following documents, as at any time amended, restated, consolidated, assumed, or assigned, which grant a lien on and security interest in the Property in favor of Grantee:

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- Mortgage, Assignment of Leases, Security Agreement and Fixture Filing dated as of November 2, 2020, and recorded with the Cook County, Illinois Recorder of Deeds (the “Recorder”) on November 10, 2020, as Document No. 2031340083.
- Security Agreement dated as of November 2, 2020, executed by Grantor.
- Absolute Assignment of Rents and Leases dated as of November 2, 2020, and recorded with the Recorder on November 10, 2020, as Document No. 2031340084.

Nothing contained herein shall be construed to impair the rights of Grantee, as the holder of the Loan Documents, with respect to the real and personal property granted as collateral under the Loan Documents, or to affect in any manner the right of Grantee to foreclose, sell, or otherwise proceed against the Property.

No merger of the fee estate conveyed hereby with the estate, title, and security interest granted by the Loan Documents shall occur (notwithstanding the fact that title to all such interest may be vested in the same person or entity or an affiliate of such person or entity) until and unless the holder of all of such interests shall execute an appropriate instrument effecting such merger and shall duly file the same with the Recorder.

Conveyance of the Property conveyed to Grantee under this Deed is subject to the liens created by the Loan Documents, but no term or provision of this Deed shall be deemed to constitute or result in an assumption of any of the indebtedness, obligations, or liabilities of Grantor by Grantee under any of the Loan Documents, including, without limitation, any of the indebtedness arising under the Note or any of the other Loan Documents.

[END OF TEXT - SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, said party of the first part has executed these presents as of the day and year first written above.

TR Greenspoint LLC,
a Delaware limited liability company

By: LPC Realty Advisors I, LLC, a Texas limited liability company, its Manager

By: [Signature]
(signature)

Printed Name: Jenifer Ratcliffe
Title: President

Exempt under provisions of Paragraph I, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45)	
<u>12/15/23</u> Date	<u>[Signature]</u> TR Greenspoint LLC

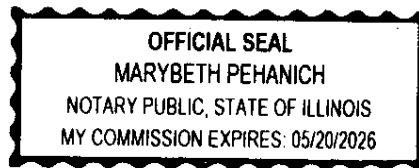
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

On this 15th day of December in the year 2023, before me, Marybeth Pehanich a Notary Public in and for said State, personally appeared Jenifer Ratcliffe, known to me to be the President of LPC Realty Advisors I, LLC, a Texas limited liability company, the Manager of TR Greenspoint LLC, a Delaware limited liability company, and who executed the within Special Warranty Deed on behalf of said limited liability company, and acknowledged to me that she executed the same for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

[Signature]
Notary Public

My Commission Expires:
5/20/26



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Exhibit 1 to Deed

Property Legal Description

Parcel 1:

Lot 1 in 27000/2800 Greenspoint Consolidation Plat recorded June 10, 2015 as document number 1516129001, being a Subdivision of Lots 1 and 2 in Greenspoint Office Park, being a Subdivision in the East fractional 1/2 of Section 1, Township 41 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof recorded August 8, 1988, as document number 88355051, in Cook County, Illinois.

Parcel 2:

Easements for the benefit of Parcel 1 as created by declaration of easement, covenants and restrictions for Greenspoint Office Park Property Owners' Association executed by La Salle National Bank, as trustee under trust agreement dated April 15, 1985 and known as trust No. 109650, Greenspoint Office Park Property Owner's Association, an Illinois Not-for-Profit Corporation, and the First National Bank of Chicago, dated July 25, 1989, and recorded July 26, 1989, as Document No. 89342002, and amended by Amendment recorded as document number 96338822, certificate recorded as document number 96338824, and second amendment recorded as document number 98754779 and third amendment recorded October 2, 2014 as document number 1427539064, in, on, over, upon and under certain real property more particularly described therein for public and private utility purposes, ingress and egress for the benefit of the individual parcel owners and their guests and invitees; over, upon and across Driveways, Private Streets and Paths.

Parcel 3:

Lot 1 in Greenspoint Office Park Unit 5, being a Subdivision in the East fractional 1/2 of Section 1, Township 41 North, Range 9 East of the Third Principal Meridian according to the Plat thereof recorded January 25, 1999 as document number 99080046 in Cook County, Illinois.

Parcel 4:

Lot 1 in Barrington Pointe Subdivision in the East 1/2 of fractional Section 1, Township 41 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof recorded February 24, 1987 as document number 87106425, in Cook County, Illinois.

Parcel 5:

Easement for ingress and egress in favor of Parcel 4 as created by Deed recorded December 27, 1985 as document number 85341166, and as shown on the Plat of Barrington Pointe Subdivision aforesaid over and across the following described Land: that part of the East 1/2 of the East 1/2 of fractional Section 1, Township 41 North, Range 9, East of the Third Principal Meridian, described as follows:

Commencing at the intersection of the Northeasterly line of Higgins Road as dedicated by instrument recorded March 27, 1941 as document 12647603, with the West line of Barrington Road as dedicated by instrument recorded July 8, 1932 as document number 11113016; thence Northerly along said Westery line of Barrington Road being a line 50.0 feet, as measured at right angles, West of and parallel with the East line of said fractional Section 1, 446.91 feet to an intersection with the South line of the Perpetual Easement for highway purposes as per Warranty Deed dated May 31, 1957 and recorded June 10, 1957, as document number 16926933; thence Westerly along said last described line, being a line at right angles to said West line of Barrington Road, 30.0 feet to the West line of said perpetual easement; thence Northerly along said last described line being a line 80.0 feet, as measured at right angles, West of and parallel with the East line of said fractional Section 1, 195.60 feet to a point for a place of beginning; thence continuing Northerly along said last described parallel line 54.0 feet; thence Westerly at right angles to said last described parallel line 130.03 feet; thence Southerly at right angles to said last described line, 54.0 feet; thence Easterly at right angles to said last described line

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130.03 feet to the place of beginning, in Cook County, Illinois.

Parcel 6:



The non-exclusive easement for detention, retention and storm sewers, parking and ingress and egress for the benefit of Parcel 4 and other property as contained in the declaration of easements recorded as document number 87106425 and supplemental declaration recorded as document number 87310605.

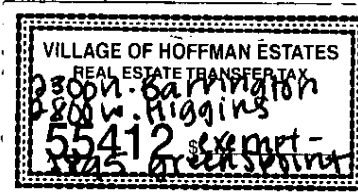
Parcel 7:

Outlot A in Barrington Pointe Resubdivision No. 1 in the East 1/2 of fractional Section 1, Township 41 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof recorded October 23, 1996 as document number 96808122, in Cook County, Illinois.

Commonly known as: 2300 N. Barrington Rd., Hoffman Estates, Illinois 60169; 2800 W. Higgins Rd., Hoffman Estates, Illinois 60169; and 2895 Greenspoint Pkwy., Hoffman Estates, Illinois 60169

P.I.N.:
06-01-201-001-0000
06-01-200-015-0000
06-01-200-031-0000
06-01-200-036-0000

REAL ESTATE TRANSFER TAX		18-Dec-2023
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
06-01-201-001-0000	20231201694309	2-120-650-800



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Exhibit 2 to Deed

Permitted Exceptions

[Intentionally Left Blank; To Be Completed At Closing]

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

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

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EXHIBIT 2 PERMITTED EXCEPTIONS

1. Easement in, upon, under, over and along the area shown on the Plat attached thereto and marked Exhibit "A" 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 Illinois Bell Telephone Company and Commonwealth Edison Company, their respective successors and assigns, recorded June 6, 1988 as document 88242134 and shown on the Plat of Greenspoint Office Park and the Plat of Greenspoint Office Point Unit 2.

(affects the Southwesterly 15 feet, and the Northeasterly 10 feet of the Land and other property)

(Affects Parcel 1 and 2)
2. Easement for serving the Subdivision and other property with sanitary sewer, water mains, storm sewer and drainage service, reserved for and granted to the Village of Hoffman Estates, its successors and assigns, to install, operate, maintain and remove, from time to time, facilities used in connection with storm sewers and drainage in, over, under, across, along and upon the surface of the property shown within the dashed lines on the Plat thereon drawn and marked "V. E. " (village easement), together with all of the property shown thereon as Outlot "A", together with the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights given and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantees facilities or in, upon or over said designated easement without the prior written consent of grantees. After installation of any such facilities, the grade of subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof; as shown on the Plat of Greenspoint Office Park recorded August 8, 1988 as document 88355051.

(affects the Land and other property)
3. Easement for serving the Subdivision and other property with electric and communications services, sounds and signals, cable television, sanitary sewer, gas mains, water supply and distribution, street lighting, storm sewers and drainage, reserved for and granted to the Village of Hoffman Estates, the Commonwealth Edison Company, the Illinois Bell Telephone Company, Northern Illinois Gas Company and Cable Television companies operating under franchise from the Village of Hoffman Estates, and their respective successors and assigns, jointly and severally, to install, operate, maintain and remove from time to time, facilities used in connection with transmission and distribution of electricity and sounds and signals, cable television, gas mains, sanitary sewers, water mains, storm sewers and drainage in, over, under, across, along and upon the surface of the property shown within the dashed lines on the Plat Thereon drawn and marked "U.E." (utility

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easement), and the property designed on the Plat for streets, together with the right to install required service connections over and under the surface of each Lot to serve improvements thereon, and the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights given and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantees facilities or in, upon or over said designated easement without the prior written consent of grantees. After installation of any such facilities, the grade of subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. All installations shall be underground or on the surface but not overhead; as shown on the Plat of Greenspoint Office Park recorded August 8, 1988 as document 88355051.

(affects the Land and other property)

4. Easement for serving the Subdivision and other property with electric and communications services, reserved for and granted to the Commonwealth Edison Company and the Illinois Bell Telephone Company, their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals, in, over, under, across, along and upon the surface of the property shown within the dotted lines on the Plat and marked "U.E. ", and the property designed on the Plat for streets and alleys, together with the right to install required service connections over or under the surface of each Lot to serve improvements thereon, the right to overhang all Lots with aerial service wires to serve adjacent Lots, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights therein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantees facilities or in, upon or over the property within the dotted lines marked "U.E. " without the prior written consent of grantees. After installation of any such facilities, the grade of subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof; as shown on the Plat of Greenspoint Office Park recorded August 8, 1988 as document 88355051.

(affects the Land and other property)

5. Terms, provisions, covenants, conditions and restrictions contained in the declaration of easements, restrictions and covenants for Greenspoint Office Park Property Owner's Association dated July 25, 1989 and recorded July 26, 1989 as document 89342002 made by LaSalle National Bank, as trustee under trust agreement dated April 15, 1985 and known as trust number 109650 and Greenspoint Office Park Property Owner's Association, an Illinois Not for profit corporation.

Amendment to the Declaration of easements, restrictions and covenants for Greenspoint Office Park Property Owner's Association dated April 24, 1996 and recorded May 3, 1996 as document number 96338822.

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Second Amendment to the Declaration of easements, restrictions and covenants for Greenspoint Office Park Property Owner's Association dated July 1, 1998 and recorded August 25, 1998 as document number 98754779.

Third Amendment to declaration of easements, restrictions and covenants for Greenspoint Office Park Property Owner's Association recorded October 2, 2014 as document 1427539064.

Rights of the adjoining owner or owners to the concurrent use of said easement.

(affects the Land and other property)

(Affects Parcel 1 and 3)

6. Easement in favor of Village of Hoffman Estates, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the Plat recorded/filed as Document No. 0529410063.
7. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
8. Notice of requirements for storm water detention for Greenspoint Office Park dated November 26, 1986 and recorded January 30, 1987 as document 87061581.
(Affects Parcel 1 and 3)
9. Easement granted to Village of Hoffman Estates for sanitary sewer, water mains, storm sewer and drainage service as shown on Plat of Greenspoint Office Park recorded August 8, 1988 as document 88355051 and on Plat recorded as document 90043338; Plat recorded as document 96321475; Plat recorded as 98647348; and Plat recorded as document 99080046.
(Affects Parcel 3)
10. Easement granted to Village of Hoffman Estates, Commonwealth Edison Company, Illinois Bell Telephone Company, Northern Illinois Gas Company, and cable television companies for electric, communications, sounds and signals, cable televisions, sanitary sewer, gas mains, water supply and distribution, street lighting, storm sewers and drainage as shown on Plat of Greenspoint Office Park recorded August 8, 1988 as document no. 88355051 and on Plat recorded as document 90043338; Plat recorded as document no. 96321475; Plat recorded as 98647348 and Plat recorded as document 99080046.
(Affects Parcel 3)
11. Easement granted to Commonwealth Edison Company and Illinois Bell Telephone Company for telephone and electric service recorded as document no. 92219282, also

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shown on Plat of Greenspoint Office Park Unit 3 recorded April 30, 1996 as document no. 96321475.

(affects Parcel 3)

12. Easement granted to Commonwealth Edison Company and Illinois Bell Telephone Company for telephone and electric service recorded as document 88242134.

(affects Parcel 3)

13. 10 foot easement granted to Village of Hoffman Estates and utility companies as shown on Plat of Subdivision recorded as document 99080046.

(affects Parcel 3)

14. Building line as shown on the Plat of Subdivision recorded as document 99080046, affecting the West, South and East 20 feet of the Land.

(Affects Parcel 3)

15. Building and parking setback line as shown on the Plat of Subdivision recorded as document 99080046, affecting the North 10 feet of the Land.

(affects Parcel 3)

16. Utility easement and parking easement as shown on the Plat of Subdivision recorded as document 99080046.

(affects Parcel 3)

17. 10 foot wide utility easement as shown on Plat of Barrington Pointe Subdivision recorded February 24, 1987 as document no. 87106425.

(affects Parcel 4)

18. Easements for detention/retention and storm sewers, parking and ingress and egress as contained in the Declaration of Easements recorded February 24, 1987 as document 87106425 as amended June 4, 1987 and recorded June 8, 1987 as document 8710605.

(affects Parcel 4, 5 and 6)

19. Easement for public utilities as shown on Plat of Barrington Pointe Subdivision recorded February 24, 1987 as document 87106425.

(affects Parcel 5)

20. Easement for public utilities over the South 25 feet of the North 80 feet of detention/retention area on Plat of Barrington Pointe Subdivision recorded February 24, 1987 as document no. 87106425.

(affects Parcel 6)

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21. 10 foot wide easement granted to Commonwealth Edison Company and Illinois Bell Telephone Company for telephone and electric service recorded as document 86149990.
(Affects Parcel 4)
22. Easement granted to LaQuinta Motors Inn, Inc. for sign and maintenance thereof recorded February 24, 1987 as document 87106392 and re-recorded September 28, 1988 as document 88446130.
(Affects Parcel 4)
23. Easement granted to Commonwealth Edison Company and Illinois Bell Telephone Company for telephone and electric service recorded on April 22, 1988 as document 88170029.
(Affects Parcel 6)
24. Easement granted to Commonwealth Edison Company for electric service recorded as document 89164083.
(affects Parcel 6)
25. Easement granted to Village of Hoffman Estates recorded as document 89540841.
(Affects Parcel 6)
26. Easement granted to Illinois Bell Telephone Company for telephone service recorded as document 88027466.
(affects Parcel 6)
27. Easement granted to Commonwealth Edison Company for electric service recorded as document 97196534.
(Affects Parcel 4)
28. Easement granted to Secretary of the Department of Transportation recorded December 12, 2002 as document no. 0021374334.
(affects Parcel 4)
29. Rights of parties in possession as disclosed by sign located along the East line of the land approximately 300 feet North of the South line as disclosed by survey made by Edward J. Molloy and Associates Ltd., dated October 16, 202 as order number 200166; File 1-41-9 as Project No. 105.
(Affects Parcel 4)
30. Right of the public or quasi public utilities as disclosed by survey made by Edward J. Molloy and Associates Ltd., dated October 16, 202 as order number 200166; File 1-41-9 as Project No. 105.

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(Affects Parcel 4)

31. Terms, provisions and conditions relating to the easements described in Parcels 5 and 6 contained in the instrument creating such easements and the rights of the adjoining owners to the concurrent use of the easements.

32. Non-exclusive easement for detention, retention and storm sewers, parking and ingress and egress as contained in the Declaration of Easements recorded as document 87106425.

(affects Parcel 7)

33. Easement for ingress and egress in favor of Parcel 3 over Parcel 7 as created by Deed recorded December 27, 1985 as document 85341166.

(Affects Parcel 7)

34. Easement for ingress and egress and public utilities as shown on Plat recorded October 23, 1996 as document 96838122.

(Affects Parcel 7)

35. Mortgage, Assignment of Leases, Security Agreement and Fixture Filing dated November 2, 2020 and recorded November 10, 2020 as Document No. 2031340083 made by TR Greenspoint LLC, a Delaware limited liability company to Voya Investment Management LLC, a Delaware limited liability company to secure an indebtedness in the amount of \$24,000,000.00.

Assignment of Mortgage, Assignment of Leases, Security Agreement and Fixture Filing dated December 6, 2023 and recorded December 11, 2023 as Document No. 2334541164 made by Voya Investment Management LLC, a Delaware limited liability company to OCONEE Real Estate Holdings VI - Green LLC, a Delaware limited liability company.

36. Absolute Assignment of Rents and Leases

Assigned to: Voya Investment Management LLC, a Delaware limited liability company

Assigned by: TR Greenspoint LLC, a Delaware limited liability company

Recording Date: November 10, 2020

Recording No.: 2031340084

Assignment of Absolute Assignment of Leases dated December 6, 2023 and recorded December 11, 2023 as Document No. 2334541165 made by Voya Investment Management LLC, a Delaware limited liability company to OCONEE Real Estate Holdings VI - Green LLC, a Delaware limited liability company.

37. The following matters disclosed by that certain ALTA/NSPS Land Title Survey by Edward J. Molloy & Associates dated October 16, 2020 and last revised October 30, 2020 as Order Number 200164 ("parcel 1 survey"), as follows:

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- A) Encroachment of sign, curb and asphalt pavement onto the easement to Commonwealth Edison recorded as document number 88242134.
- B) Encroachment of asphalt pavement, curbs, brick pavers and concrete onto the Village easement recorded as document number 88355051.
38. The following matters disclosed by that ALTA/NSPS Land Title Survey by Edward J. Molloy & Associates dated October 16, 2020 and last revised October 30, 2020 as Order Number 200165 ("parcel 2 survey"), as follows:
- A) Encroachment of brick sign onto the utility easement recorded as document number 99080046 and easement to Ccco recorded as document number 92219282; and
- Encroachment of flagpole, curbs, concrete, asphalt pavement and brick paver onto the utility easement recorded as document number 99080046.
39. The following matters disclosed by that ALTA/NSPS Land Title Survey by Edward J. Molloy & Associates dated October 16, 2020 and last revised October 30, 2020 as Order Number 200166 ("parcel 3 survey"),
- as follows:
- A) Encroachment of asphalt pavement and curbs onto the utility easement and telephone & electric easement recorded as document number 87106425.
- B) encroachment of 7 story stone & concrete panel office building onto the telephone & electric easement recorded as document number 87106425 by and undisclosed distance.
40. Taxes for the year 2023 and subsequent years not yet due and payable.

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: December 15, 2023

TR Greenspoint LLC
By: LPC Realty Advisors LLC, its Manager

SIGNATURE: [Signature]
Jenifer Ratcliffe, President

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

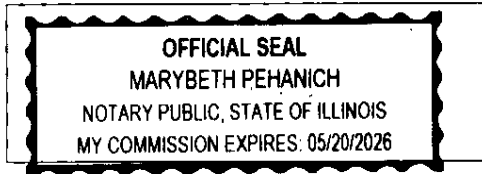
Subscribed and sworn to before me, Name of Notary Public: MARYBETH PEHANICH

By the said (Name of Grantor): Jenifer Ratcliffe

On this date of: 12 12 2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Oconee Real Estate Holdings VI – Green LLC
By: Voya Investment Management LLC, its Manager

DATED: December __, 2023

SIGNATURE: _____
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): _____

On this date of: _____, 20__

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

TR Greenspoint LLC
By: LPC Real Estate Advisors LLC, its Manager

DATED: December 15, 2023

SIGNATURE: [Signature]
Jennifer Ratcliffe, President

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

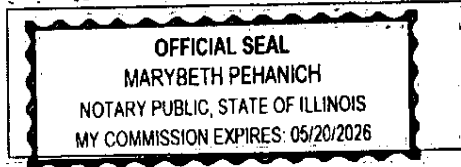
Subscribed and sworn to before me, Name of Notary Public: MARYBETH PEHANICH

By the said (Name of Grantor): Jennifer Ratcliffe

On this date of: 12/12/2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Oconee Real Estate Holdings VI - Green LLC
By: Voya Investment Management LLC, its Manager

as of
DATED: December 15, 2023

SIGNATURE: [Signature]
GRANTOR AGENT
Chris Gorman, SR. Vice President

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Brenda Sims

By the said (Name of Grantor): Chris Gorman

On this date of: 12/13/2023

NOTARY SIGNATURE: Brenda Sims

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly makes a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS 4 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

rev. on 10.17