

# UNOFFICIAL COPY

Doc#: 2403341163 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/02/2024 01:11 PM Pg: 1 of 6

Dec ID 20231201698354  
ST/CO Stamp 1-310-825-520 ST Tax \$430.00 CO Tax \$215.00

## SPECIAL WARRANTY DEED

### Prepared By:

Benesch Friedlander Coplan & Aronoff LLP  
127 Public Square, Suite 4900  
Cleveland, OH 44114  
Attn: Samuel A. Mintzer, Esq.

### Upon Recording, Please Return to:

c/o Four Corners Property Trust  
591 Redwood Highway, Suite 3215  
Mill Valley, CA 94941

As of this 26<sup>th</sup> day of December 2023, for the consideration of Ten Dollars (\$10.00), and other valuable considerations, ZUBHA REALTY LP, a Delaware limited partnership ("Grantor"), whose address is 4415 Highway 6, Sugar Land, TX 77478, does hereby REMISE, RELEASE, ALIENATE AND CONVEY unto FCPT HOLDINGS, LLC, a Delaware limited liability company ("Grantee"), whose address is c/o Four Corners Property Trust, 591 Redwood Highway, Suite 3215, Mill Valley, CA 94941, the following described real property situated in Cook County, Illinois, together with all rights and privileges appurtenant thereto:

See legal description set forth in Exhibit A attached and incorporated by this reference (the "Property").

Together with all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property; and abutting properties; all water, water rights, oil, gas or other mineral interests in, on, under or above the Property; and all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property, sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property.

**TO HAVE AND TO HOLD** the 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, for itself and its successor, that it has not done or suffered to be done, anything whereby the Property hereby granted is encumbered or charged except as herein recited; and that Grantor will forever warrant and defend title to the Property against all persons claiming by, through or under Grantor only and no other, SUBJECT TO: (i) the liens of taxes and assessments not yet due and payable as of the date of delivery of this deed; and (ii) those matters identified on Exhibit B attached hereto and made a part hereof.

OTC 2337280455

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Dated as of the date first set forth above.

GRANTOR:

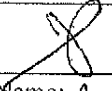
ZUBHA REALTY LP,  
a Delaware limited partnership

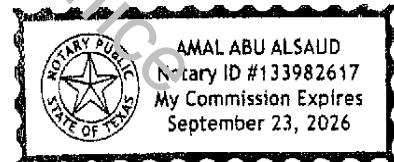
By: ZUBHA REALTY GP, INC.,  
a Delaware corporation, its general partner

By:   
Name: Amin Dhanani  
Title: President

STATE OF Texas )  
COUNTY OF Ft. Bend ) SS:

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 27<sup>th</sup> day of December 2023, by Amin Dhanani, as President of Zubha Realty LP a/n Delaware limited partnership on behalf of such entity, and such person  is personally known to me or  has produced a \_\_\_\_\_ as identification.

  
Print or Stamp Name: Amal Abu Alsaud  
Notary Public, State of Texas  
Commission No.: 133982617  
My Commission Expires: 09/23/2026



Send future tax bills to:

c/o Four Corners Property Trust  
591 Redwood Highway, Suite 3215  
Mill Valley, CA 94941

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## EXHIBIT A LEGAL DESCRIPTION

COMMONLY KNOWN AS: 1140-1142 East Dundee Road, Palatine, Illinois 60074

PERMANENT TAX INDEX NUMBER: 02-01-302-019-0000

THE EAST 135 FEET OF THE SOUTH 300 FEET OF THE WEST 225 FEET OF THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EAST OF THE WEST 30 ACRES THEREOF (EXCEPT THE SOUTH 70 FEET TAKEN FOR DUNDEE ROAD AND EXCEPT THE EAST 66 FEET THEREOF AND EXCEPT THE NORTH 170 FEET OF THE SOUTH 240 FEET OF THE WEST 170 FEET OF THE EAST 236 FEET THEREOF), (ALSO EXCEPT THE NORTH 2096.75 FEET EAST OF THE WEST 30 ACRES) IN COOK COUNTY, ILLINOIS.

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## EXHIBIT B PERMITTED EXCEPTIONS

1. Real estate taxes and assessments that are a lien, not yet due and payable.
2. Rights of parties in possession under unrecorded leases.
3. Easement to Commonwealth Edison Company and Illinois Bell Telephone Company dated June 15, 1978 and recorded June 27, 1978 as document 24509360, as shown on the ALTA/NSPS Land Title Survey prepared by Abel & Associates, LLC and coordinated by Partner, dated December 8, 2023, last revised December 15, 2023, Project Number 23-430780.2.
4. Easement to Illinois Bell Telephone Company by Old Orchard Bank and Trust Company, as Trustee under Trust Agreement dated August 8, 1975 and know as Trust No. 7758 in an instrument dated June 28, 1978 and recorded July 11, 1978 in document 24528324, as shown on that certain ALTA/NSPS Land Title Survey prepared by Abel & Associates, LLC and coordinated by Partner, dated December 8, 2023, last revised December 15, 2023, Project Number 23-430780.2.
5. Access Easement Agreement dated May 16, 2022 and recorded July 12, 2022 as document 2219317029.

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }  
                                  } SS  
COUNTY OF COOK    }

Amin Dhanani, as President of Zubha Realty GP, Inc. \_\_\_\_\_, being duly sworn on oath, states that he resides at 4043 Macarouth Dr Sugar Land Tx 77478. 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;<br><p style="text-align: center;">OR</p> 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 of size which does not involve any new streets or easements of access.
  3. The division 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 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 public use.
  8. Conveyances made to correct legal 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.

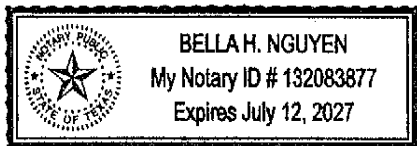
Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Signature Page attached hereto

SUBSCRIBED AND SWORN TO before me

this 28<sup>th</sup> day of December, 2023

Bella H. Nguyen  
Notary Public



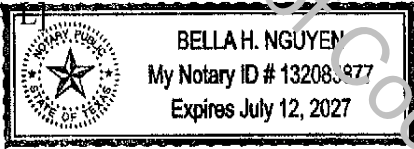
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ZUBHA REALTY LP,  
a Delaware limited liability company  
By: Zubha Realty GP Inc.,  
a Delaware corporation,  
its General Partner

By:   
Amin Dhanani, President

Subscribed and sworn to before me this 28<sup>th</sup> day of December, 2023.

[SEAL]



  
Notary Public

My Commission expires: 7/12/2023

Property of Cook County Clerk's Office