

NOT AN OFFICIAL DOCUMENT

This instrument prepared by:

Schulte Roth & Zabel LLP
919 Third Avenue
New York, New York 10022

When recorded, return to:

First American Title Insurance Company
606 Third Avenue, 5th Floor
New York, New York 10017
Attn: Bya Soybelman



Doc# 1925974163 Fee \$88.00

BHPF FEE: \$9.00 BPOF FEE: \$1.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/16/2009 04:15 PM PG: 1 OF 7

This Space Reserved For Recorder's Use Only

WARRANTY DEED

THIS INDENTURE WITNESSETH, the Grantor, **AGNI LETTUCE, L.L.C.**, a Delaware limited liability company, with an address of c/o Angelo, Gordon & Co., L.P., 245 Park Avenue, 26th Floor, New York, New York 10167, for an in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **BROADSTONE CQ ILLINOIS, LLC**, a New York limited liability company, whose address is c/o Broadstone Real Estate, LLC, 800 Clinton Square, Rochester, NY 14604, Attn: Portfolio Manager, the following described real estate to wit:

REAL ESTATE SET FORTH ON EXHIBIT A, WHICH IS ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

Together with all and singular hereditaments and appurtenances belonging thereto, or in any way appertaining, and 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 at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances;

Subject to easements and restrictions set forth on EXHIBIT B, and subject to real estate taxes not yet due and payable.

Situated in the County of Cook and State of Illinois. The premises herein do not constitute a homestead within the meaning of the laws of the State of Illinois.

Permanent Real Estate Index Numbers: 06-35-400-012-0000 Vol. 061;
06-36-310-039-0000 Vol. 061; and
06-36-310-045-0000 Vol. 061




[Signature Page to Follow]

When Recorded Return to: Deborah Cross
First American Title Insurance Company
National Commercial Services
30 N. LaSalle St. Suite 2700
Chicago, IL 60602
File No. NCR: 4587261414

Warranty Deed
AGNI Lettuce, L.L.C./1109 E Lake S

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NOT AN OFFICIAL DOCUMENTDated this 27th day of August, 2019.AGNL LETTUCE, L.L.C.,
a Delaware limited liability companyBy: AGNL Manager II, Inc.,
a Delaware corporation, its managerBy: 
Name: Gordon J. Whiting
Title: PresidentSTATE OF NEW YORK)
) ss.
COUNTY OF NEW YORK)On July 17, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared GORDON J. WHITING, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

SARAH GJIMARAJ Notary Public, State of New York Registration #01GJ6371524 Qualified in New York County Commission Expires Feb 2, 2022
--


Notary Public in and for said County and StateSend Tax Bills to:

Broadstone CA Illinois, LLC
 c/o Broadstone Real Estate, LLC
 800 Clinton Square
 Rochester NY, 14604
 Attn: Portfolio Manager

This document prepared by:Schulte Roth & Zabel LLP
919 Third Avenue
New York, New York 10022When recorded, return to:Pischer, Nichols & Meeks LLP
1901 Avenue of the Stars, Suite 1200
Los Angeles, California 90067
Attn: Real Estate Notices (EPN/ASA 5906.19)

REAL ESTATE TRANSFER TAX

10-Sep-2019



COUNTY:	29,171.75
SLINDS:	58,343.50
TOTAL:	87,515.25

06-36-310-030-0000 | 2019001-808980 | 0-200-808-644

Warranty Deed
AGNL Lettuce's 18W E Lake S

JLH

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EXHIBIT A

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35 AND THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, THE TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER OF SAID SECTION 36 WITH A LINE THAT IS 30 FEET SOUTHERLY OF (MEASURED AT RIGHT ANGLES THERETO) AND PARALLEL WITH THE ORIGINAL CENTER LINE OF U. S. ROUTE 20, WHICH SAID POINT OF INTERSECTION IS 794.78 FEET MORE OR LESS, RECORD (797.48 FEET MEASURED), NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY AS MEASURED ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER OF SAID SECTION 36; THENCE SOUTH 00 DEGREES 14 MINUTES 25 SECONDS EAST (BEING A BEARING BASED ON ILLINOIS EAST STATE PLANE ZONE 1201), ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, A DISTANCE OF 24.83 FEET TO A POINT ON THE SOUTH LINE OF PARCEL IDV0003 AS CONVEYED TO THE STATE OF ILLINOIS PER WARRANTY DEED RECORDED FEBRUARY 19, 2003 AS DOCUMENT NUMBER 0030235183; THENCE NORTH 53 DEGREES 47 MINUTES 39 SECONDS WEST, ALONG THE SOUTH LINE OF SAID PARCEL, 458.41 FEET; THENCE SOUTH 36 DEGREES 12 MINUTES 21 SECONDS WEST, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL, 10.00 FEET; THENCE NORTH 53 DEGREES 47 MINUTES 39 SECONDS WEST, ALONG THE SOUTH LINE OF SAID PARCEL, 31.03 FEET, TO A POINT ON A LINE 400 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER AS MONUMENTED AND OCCUPIED, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 18 MINUTES 04 SECONDS EAST, ALONG SAID LINE, 988.98 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD, SAID POINT ALSO BEING 404.09 FEET WEST OF (AS MEASURED ALONG SAID NORTHERLY LINE) THE INTERSECTION OF SAID NORTHERLY LINE AND THE EAST LINE OF SAID WEST HALF; THENCE NORTH 80 DEGREES 47 MINUTES 17 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 720.30 FEET TO A POINT ON THE EAST LINE OF PARCEL NUMBER 16W1002 PER CONDEMNATION CASE NUMBER 95 L 50357, RECORDED JULY 9, 2001 AS DOCUMENT NUMBERS 0010601726 AND 0010601727; THENCE NORTH 25 DEGREES 40 MINUTES 14 SECONDS WEST, ALONG SAID EAST LINE 488.79 FEET, TO A BEND POINT; THENCE NORTH 27 DEGREES 19 MINUTES 12 SECONDS WEST, ALONG SAID EAST LINE 388.26 FEET TO A POINT ON A LINE 1496.44 FEET RECORD (1495.77 MEASURED), WEST OF AND PARALLEL WITH THE EAST LINE OF SAID WEST HALF, SAID LINE ALSO BEING THE EAST LINE OF THE PROPERTY TAKEN FOR THE ELGIN O'HARE EXPRESSWAY; THENCE NORTH 00 DEGREES 14 MINUTES 25 SECONDS WEST, ALONG SAID PARALLEL LINE, 756.25 FEET TO A POINT THAT IS 140 FEET SOUTHWESTERLY OF (MEASURED AT RIGHT ANGLES THERETO) A LINE THAT IS 30 FEET SOUTHERLY OF (MEASURED AT RIGHT ANGLES THERETO) AND PARALLEL WITH THE

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ORIGINAL CENTER LINE OF U. S. ROUTE 20; THENCE NORTH 36 DEGREES 00 MINUTES 03 SECONDS EAST 109.89 FEET TO A POINT ON THE SOUTH LINE OF THE PROPERTY CONVEYED TO THE STATE OF ILLINOIS PER DEED RECORDED APRIL 8, 1970 AS DOCUMENT NUMBER 21130297; THENCE SOUTH 53 DEGREES 49 MINUTES 21 SECONDS EAST, ALONG SAID SOUTH LINE, 108.58 FEET TO A BEND POINT; THENCE SOUTH 57 DEGREES 40 MINUTES 17 SECONDS EAST, ALONG SIDE SOUTH LINE, 152.08 FEET TO THE WESTERN MOST CORNER OF PARCEL 1DV0003 AS CONVEYED TO THE STATE OF ILLINOIS PER WARRANTY DEED RECORDED FEBRUARY 19, 2003 AS DOCUMENT NUMBER 0030235183; THENCE SOUTH 53 DEGREES 46 MINUTES 58 SECONDS EAST, ALONG THE SOUTH LINE OF SAID PARCEL, 952.50 FEET; THENCE SOUTH 36 DEGREES 12 MINUTES 21 SECONDS WEST, ALONG A NORTHWESTERLY LINE OF SAID PARCEL, 10.00 FEET; THENCE SOUTH 53 DEGREES 47 MINUTES 39 SECONDS EAST, ALONG THE SOUTH LINE OF SAID PARCEL, 68.93 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PREVIOUSLY DESCRIBED AS:

PARCEL 1:

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35 AND THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHWEST 1/4 OF SAID SECTION 36 WITH A LINE THAT IS 30 FEET SOUTHERLY OF (MEASURED AT RIGHT ANGLES THERETO) AND PARALLEL WITH THE ORIGINAL CENTER LINE OF U. S. ROUTE 20, WHICH SAID POINT OF INTERSECTION IS 794.78 FEET, MORE OR LESS, NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY AS MEASURED ON THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHWEST 1/4 OF SAID SECTION 36; THENCE NORTHWESTERLY ALONG SAID LINE THAT IS 30 FEET SOUTHERLY OF (MEASURED AT RIGHT ANGLES THERETO) AND PARALLEL WITH THE ORIGINAL CENTER LINE OF U. S. ROUTE 20 A DISTANCE OF 1,184.69 FEET TO A POINT ON A LINE THAT IS 953.44 FEET WEST OF (MEASURED AT RIGHT ANGLES THERETO) AND PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHWEST 1/4 OF SAID SECTION 36 FOR A POINT OF BEGINNING; THENCE SOUTH ALONG SAID LAST DESCRIBED PARALLEL LINE A DISTANCE OF 1,342.26 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 550.53 FEET TO A POINT ON A LINE THAT IS 1,496.44 FEET WEST OF (MEASURED AT RIGHT ANGLES THERETO) AND PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHWEST 1/4 OF SAID SECTION 36; THENCE NORTH ALONG SAID LAST DESCRIBED PARALLEL LINE A DISTANCE OF 1,478.19 FEET TO A POINT THAT IS 140 FEET SOUTHWESTERLY OF (MEASURED AT RIGHT ANGLES THERETO) A LINE THAT IS 30 FEET SOUTHERLY OF (MEASURED AT RIGHT ANGLES THERETO) AND PARALLEL WITH THE ORIGINAL CENTER LINE OF U. S. ROUTE 20; THENCE

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NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 140 FEET TO SAID LAST DESCRIBED PARALLEL LINE; THENCE SOUTHEASTERLY ALONG SAID LAST DESCRIBED PARALLEL LINE A DISTANCE OF 571.54 FEET TO THE POINT OF BEGINNING;

EXCEPTING FROM THE FOREGOING DESCRIBED PARCEL OF LAND ALL THAT PART, THEREOF CONVEYED TO THE STATE OF ILLINOIS BY DEED DATED NOVEMBER 19, 1969, AND RECORDED APRIL 8, 1970, AS DOCUMENT NUMBER 21170297;

ALSO, EXCEPT THAT PART FALLING IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 36 WITH THE SOUTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 20 (LAKE STREET); THENCE NORTH 53 DEGREES 46 MINUTES 42 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF U.S. 20 (LAKE STREET) 1,248.00 FEET; THENCE NORTH 59 DEGREES 30 MINUTES 00 SECONDS WEST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE 100.39 FEET; THENCE NORTH 57 DEGREES 37 MINUTES 56 SECONDS WEST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE 148.67 FEET; THENCE SOUTH 53 DEGREES 46 MINUTES 42 SECONDS WEST 952.55 FEET; THENCE SOUTH 36 DEGREES 33 MINUTES 18 SECONDS WEST 10.00 FEET; THENCE SOUTH 53 DEGREES 46 MINUTES 42 SECONDS EAST 100.00 FEET; THENCE NORTH 36 DEGREES 13 MINUTES 18 SECONDS EAST 10.00 FEET; THENCE SOUTH 53 DEGREES 46 MINUTES 42 SECONDS EAST 458.46 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 36; THENCE NORTH 00 DEGREES 16 MINUTES 34 SECONDS WEST ALONG SAID LINE 24.88 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM ALL THAT PART OF THE LAND TAKEN BY ORDER AND JUDGMENT IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY DOCUMENT RECORDED JULY 7, 2001 AS DOCUMENT NO. 0010601727.

PARCEL 2:

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHWEST 1/4 WITH THE SOUTHERLY RIGHT OF WAY LINE OF U. S. ROUTE 20; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 496.95 FEET TO A POINT ON A LINE THAT IS 400 FEET WEST OF (MEASURED AT RIGHT ANGLES THERETO) AND PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHWEST 1/4 FOR THE POINT OF BEGINNING; THENCE SOUTH ALONG SAID PARALLEL LINE A DISTANCE OF 1,022.7 FEET TO

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THE NORTHERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 561.11 FEET TO A POINT ON A LINE THAT IS 953.44 FEET WEST OF (MEASURED AT RIGHT ANGLES THERETO) AND PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHWEST 1/4; THENCE NORTH ALONG SAID PARALLEL LINE, A DISTANCE OF 1,338.54 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. ROUTE NO. 20; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 687.74 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PART FALLING IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 36 WITH THE SOUTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 20 (LAKE STREET); THENCE NORTH 53 DEGREES 46 MINUTES 42 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF U.S. 20 (LAKE STREET) 1,248.00 FEET; THENCE NORTH 59 DEGREES 30 MINUTES 00 SECONDS WEST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE 100.39 FEET; THENCE NORTH 57 DEGREES 37 MINUTES 56 SECONDS WEST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE 148.67 FEET; THENCE SOUTH 53 DEGREES 46 MINUTES 42 SECONDS 952.55 FEET; THENCE SOUTH 36 DEGREES 33 MINUTES 18 SECONDS WEST 10.00 FEET; THENCE SOUTH 53 DEGREES 46 MINUTES 42 SECONDS EAST 100.00 FEET; THENCE NORTH 36 DEGREES 13 MINUTES 18 SECONDS EAST 10.00 FEET; THENCE SOUTH 53 DEGREES 46 MINUTES 42 SECONDS EAST 458.46 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 36; THENCE NORTH 00 DEGREES 16 MINUTES 34 SECONDS WEST ALONG SAID LINE 24.88 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Property Address: 1109 East Lake Street, Streamwood, Illinois

Permanent Real Estate Index Numbers: 06-35-400-012-0000 Vol. 06T
06-36-310-039-0000 Vol. 06T, and
06-36-310-045-0000 Vol. 06T

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Exhibit B

1. Terms, conditions and provisions as contained in a Grant of Easement in favor of Commonwealth Edison Company recorded December 12, 2002 as Document No. 0021372017. (Affects the North 10 feet)
2. Easement for utility purposes as disclosed by Memorandum of Ground Lease Agreement and Grant of Easements recorded/filed December 5, 1994 as Document No. 04015568 affecting the easterly portion of the land, and the terms and provisions contained therein.
3. Easement for the purpose of access as disclosed by Memorandum of Ground Lease Agreement and Grant of Easements recorded/filed December 5, 1994 as Document No. 04015568 affecting the easterly portion of the land, and the terms and provisions contained therein.
4. Rights of way of railroads, switch tracts or spur tracks, if any, and the right of the railroad company to the use, operation, maintenance and repair of same.

Promissory
Cook County Recorder of Deeds