

# 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  
666 Third Avenue, 5th Floor  
New York, New York 10017  
Attn: Ilya Soybelman



Doc# 1929934104 Fee \$80.00

SHIP FEE: \$5.00 RPW FEE: \$1.00

EXHIBIT T. 0007

COOK COUNTY RECORDER OF DEEDS

DATE: 09/16/2019 09:16 PM PG: 1 OF 6

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## WARRANTY DEED

THIS INDENTURE WITNESSETH, as of August 29, 2019, the Grantor, **AGNL BLING, L.L.C.**, a Delaware limited liability company, ("Grantor"), with an address of c/o Angelo, Gordon & Co., L.P., 245 Park Avenue, 26th Floor, New York, New York 10167-0094, for an in consideration of ~~TEN~~ AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS** and **WARRANTS** to **BROADSTONE CLE 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 Number: 01-36-300-003-0000

[Signature Page to Follow]



When Recorded Return to: Deborah Cross  
First American Title Insurance Company  
National Commercial Services  
33 N. LaSalle Street, Suite 2700  
Chicago, IL 60602  
File No: 192726115

Special Warranty Deed  
AGNL Bling, L.L.C. 2400 W Central Road

S Y  
P 6  
S 1  
M Y  
SC Y  
E Y  
INT Y

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IN WITNESS WHEREOF, this Deed has been executed by Grantor as of the date first above written.

**AGNL BLING, L.L.C.**,  
a Delaware limited liability company

By: **AGNL Manager, Inc.**,  
a Delaware corporation, its manager

By:   
Name: Gordon J. Whiting  
Title: President

STATE OF NEW YORK )  
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.

  
Notary Public in and for said County and State

**SARAH GJIMARAJ**  
Notary Public, State of New York  
Registration #01GJ8371524  
Qualified in New York County  
Commission Expires Feb. 2, 2022

REAL ESTATE TRANSFER TAX		10-Sep-2019
	COUNTY:	18,122.75
	ILLINOIS:	36,240.50
	TOTAL:	54,363.25
01-36-300-0000	20190801688882	1-508-670-240

Special Warranty Deed  
AGNL Bling/1490 W Central Rd

JLS

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**Send Tax Bills to:**

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

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

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Property of Cook County Recorder of Deeds

**NOT AN OFFICIAL DOCUMENT****EXHIBIT A**

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART WITHIN RELOCATED BARRINGTON ROAD AND EXCEPT THAT PART THEREOF DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SECTION OF 168.32 FEET TO A POINT; THENCE TURNING AN ANGLE RIGHT OF 123 DEGREES 21 MINUTES WITH THE LAST DESCRIBED LINE EXTENDED AND RUNNING SOUTHEASTERLY A DISTANCE OF 306.17 FEET TO A POINT ON THE SOUTH LINE OF SECTION 36; THENCE WESTERLY ALONG THE SOUTH LINE A DISTANCE OF 255.76 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS,

AND FURTHER EXCEPTING THEREFROM THE FOLLOWING FOUR PARCELS OF LAND:

**EXCEPTION PARCEL 1:**

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE DRAWN FROM A POINT ON THE WEST LINE THEREOF, A DISTANCE OF 963.50 FEET NORTH OF THE SOUTHWEST CORNER THEREOF TO A POINT ON THE EAST LINE THEREOF, 957.54 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, (EXCEPTING THEREFROM THAT PART THEREOF TAKEN AND USED FOR ORIGINAL BARRINGTON ROAD AND EXCEPTING THAT PART TAKEN FOR RELOCATED BARRINGTON ROAD ACCORDING TO DOCUMENT 11172686), IN COOK COUNTY, ILLINOIS;

**EXCEPTION PARCEL 2:**

ALL THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY AND STATE AFORESAID; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 255.76 FEET FOR A POINT OF BEGINNING; THENCE EASTERLY ALONG SAID LINE A DISTANCE OF 300.00 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 175 DEGREES 14 MINUTES 30 SECONDS TO THE LEFT WITH THE LAST DESCRIBED LINE EXTENDED A DISTANCE OF 344.62 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 151 DEGREES 24 MINUTES 30 SECONDS TO THE LEFT WITH THE LAST DESCRIBED LINE EXTENDED A DISTANCE OF 52.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**EXCEPTION PARCEL 3:**

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 11 MINUTES 21 SECONDS EAST ALONG THE EAST LINE OF

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SAID WEST HALF 52.16 FEET TO THE POINT OF BEGINNING, BEING ALSO A POINT IN THE NORTHERLY LINE OF A PERMANENT EASEMENT GRANTED TO THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY PER CONVEYANCE RECORDED SEPTEMBER 30, 1974 AS DOCUMENT NO. 22862741 IN SAID COUNTY; THENCE NORTH 87 DEGREES 14 MINUTES 21 SECONDS WEST ALONG SAID NORTHERLY, LINE 650.20 FEET; THENCE NORTH 72 DEGREES 56 MINUTES 57 SECONDS WEST ALONG THE NORTHERLY LINE OF A PERPETUAL EASEMENT (GRANTED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION PER CONVEYANCE RECORDED FEBRUARY 21, 1957 AS DOCUMENT NO. 16831935 IN SAID COUNTY) A DISTANCE OF 72.16 FEET; THENCE SOUTH 85 DEGREES 49 MINUTES 07 SECONDS EAST 720.65 FEET TO THE POINT OF BEGINNING.

#### EXCEPTION PARCEL 4:

ALL THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DEDICATED FOR PUBLIC STREET AND OTHER PUBLIC PURPOSES ACCORDING TO THE PLAT OF DEDICATION RECORDED MAY 12, 1999 AS DOCUMENT 99459271, IN COOK COUNTY, ILLINOIS.

AND ALSO AS DESCRIBED BY METES AND BOUND DESCRIPTION IN SURVEY DONE BY BOCK & CLARK'S NATIONAL SURVEYOR'S NETWORK DATED NOVEMBER 25, 2009 AND LAST REVISED DECEMBER 9, 2009 AS NETWORK PROJECT NO. 200901306-1:

ALL THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE NORTH 00 DEGREES 15 MINUTES 24 SECONDS EAST 963.50 FEET ALONG THE WEST LINE OF SAID SECTION; THENCE SOUTH 89 DEGREES 44 MINUTES 38 SECONDS EAST 40.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 44 MINUTES 38 SECONDS EAST 1244.12 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 21 SECONDS WEST 903.12 FEET ALONG THE WEST RIGHT OF WAY LINE OF EAGLE WAY, DEDICATED PER DOCUMENT 99459271; THENCE NORTH 85 DEGREES 49 MINUTES 07 SECONDS WEST 687.46 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF CENTRAL AVENUE PER DOCUMENT 89-411459; THENCE NORTH 72 DEGREES 44 MINUTES 19 SECONDS WEST 472.28 FEET TO A POINT ON A CURVE; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 399.84 FEET, HAVING A RADIUS OF 398.00 FEET AND A CHORD BEARING OF NORTH 21 DEGREES 19 MINUTES 32 SECONDS WEST; THENCE NORTH 00 DEGREES 15 MINUTES 24 SECONDS EAST 445.67 FEET ALONG THE EAST RIGHT OF WAY LINE OF BARRINGTON ROAD, TO SAID POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property Address: 2400 West Central Road, Hoffman Estates, Illinois

Permanent Real Estate Index Number: 01-36-300-003-0000

**NOT AN OFFICIAL DOCUMENT****EXHIBIT B****PERMITTED EXCEPTIONS**

1. GENERAL REAL ESTATE TAXES FOR THE YEAR 2019 AND YEARS THEREAFTER WHICH ARE A LIEN, NOT YET DUE OR PAYABLE.  
FOR INFORMATION ONLY TAX IDENTIFICATION NUMBER: 01-36-300-003-0000
2. GRANT OF EASEMENT FROM PFIZER INC. TO THE VILLAGE OF HOFFMAN ESTATES, FOR PUBLIC UTILITIES, RECORDED DECEMBER 7, 1982 AS DOCUMENT 26432488, AND THE TERM AND PROVISIONS THEREOF.
3. GRANT OF EASEMENT FROM PFIZER INC. TO THE VILLAGE OF HOFFMAN ESTATES, FOR PUBLIC UTILITIES, RECORDED DECEMBER 7, 1982 AS DOCUMENT 26432489, AND THE TERMS AND PROVISIONS THEREOF.
4. SEWER, DRAINAGE AND CONSTRUCTION EASEMENT AGREEMENT MADE AUGUST 1, 1989 BY AND BETWEEN PFIZER, INC., AND SI DES PLAINES, INC., A DELAWARE CORPORATION RECORDED AUGUST 16, 1989 AS DOCUMENT 89381186, AND THE TERMS AND PROVISIONS THEREOF.
5. PLAT OF DEDICATION FOR PUBLIC STREET AND OTHER PUBLIC PURPOSES RECORDED MAY 12, 1999 AS DOCUMENT 99459271.
6. PLAT OF EASEMENT FOR PUBLIC UTILITIES RECORDED MAY 12, 1999 AS DOCUMENT 99459273.
7. EASEMENT AGREEMENT DATED NOVEMBER 5, 1998 AND RECORDED FEBRUARY 25, 1999 AS DOCUMENT 99188442, MADE BY AND BETWEEN SI DES PLAINES, INC., A DELAWARE CORPORATION AND CLAIRE'S STORES, INC., A DELAWARE CORPORATION, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.
8. GRANT OF EASEMENT TO AT&T CORPORATION FOR USE OF TRANSMISSION SIGNALS RECORDED OCTOBER 29, 2008 AS DOCUMENT NUMBER 0830355097.
9. SUBJECT TO LEASE FROM AGNL BLING, INC. TO CLAIRE'S BOUTIQUES, INC. DATED FEBRUARY 19, 2010 AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED MARCH 4, 2010 AS DOCUMENT NUMBER 1006315059.