

# UNOFFICIAL COPY



## Special Warranty Deed

**Prepared By:**

Jaclyn McNally  
Perkins Coie LLP  
131 South Dearborn, Suite 1700  
Chicago, Illinois 60603

Doc#: 1111922061 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/29/2011 01:26 PM Pg: 1 of 3

**After Recording Return To:**

Howard Goldblatt  
O'Rourke, Hogan, Fowler & Dwyer  
10 S. LaSalle Street, Suite 2900  
Chicago, Illinois 60603

**Send Subsequent Tax Bills To:**

*cl* JANKO ASSET MANAGEMENT  
1650 LAKE COOK ROAD  
DEERFIELD, ILL. 60015

Nomura CDO 2007-2 -- Parkway Corporate Place LLC, a Delaware limited liability company ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid in and to Grantor by Janko Alcion Schaumburg LLC, a Delaware limited liability company, with an address of c/o Janko Group, 1650 Lake Cook Road, Suite 130, Deerfield, Illinois 60015 ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto the Grantee all of Grantor's right, title and interest in and to that certain tract of land located in Cook County, Illinois ("Land") and legally described in Exhibit "A" hereto, together with all improvements thereon and all rights and appurtenances appertaining thereto (herein collectively called the "Property").

This conveyance is given and accepted subject to the permitted exceptions set forth on Exhibit "B" hereto and to any and all municipal or other governmental zoning laws, regulations and ordinances, if any, affecting the Property (herein called the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property and all improvements located thereon, together with all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Encumbrances, unto Grantee, its legal representatives, successors, and assigns; and Grantor does hereby bind itself, its legal representatives, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Encumbrances, unto Grantee, its legal representatives, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

If any term or provision of this Deed or the application thereof to any persons or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Deed or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of this Deed shall be valid and enforced to the fullest extent permitted by law.

[signature page follows]

38935-0162/LEGAL20687192.2

VILLAGE OF SCHAUMBURG REAL ESTATE TRANSFER TAX	
18014	\$ 7400.00

476 792  
283 \$.

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WITNESS THE EXECUTION HEREOF as of the 27<sup>th</sup> day of April, 2011.

**GRANTOR:**

Nomura CDO 2007-2 – Parkway Corporate Place LLC, a Delaware limited liability company

By: C-III Asset Management LLC, its Manager

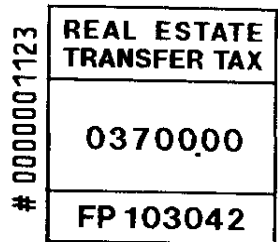
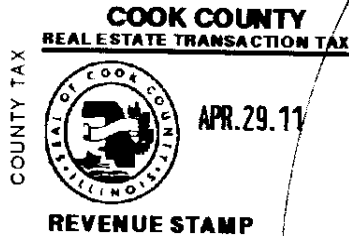
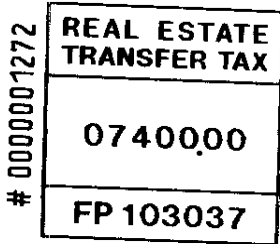
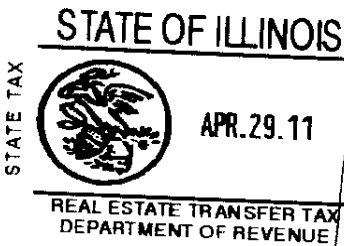
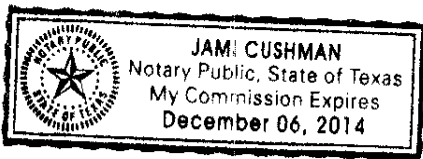
By: [Signature]  
Name: Joseph D. Allen  
Title: Servicing officer

STATE OF Texas )  
COUNTY OF Dallas ) ss.

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joe Avers, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed, and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25<sup>th</sup> day of April, 2011.

Jami Cushman  
Notary Public



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## Land Description

LOT 2 IN OXFORD CAPITAL PARTNER'S RESUBDIVISION BEING A RESUBDIVISION OF LOT 1 IN ANDERSON'S THIRD RESUBDIVISION, A RESUBDIVISION OF PART OF LOT 2 IN ANDERSON'S SECOND RESUBDIVISION, A RESUBDIVISION OF ANDERSON'S RESUBDIVISION OF PART OF LOT 11 IN ANDERSON'S WOODFIELD PARK, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT, 20.00 FEET; THENCE SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF SAID LOT 20.00 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE WEST, ALONG SAID SOUTH LINE, 20.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PI# 07-13-131-013-0000

Commonly Known As:

915-935 + 955 National Parkway

Schaumburg, IL. 60173