



Doc#: 1114733123 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 05/27/2011 01:18 PM Pg: 1 of 3

This instrument was prepared by:  
David N. Tanner  
Carlson Partners, Ltd.  
2500 S. Highland Avenue, Suite 360  
Lombard, Illinois 60148

After recording, return to:  
John P. Martin  
Huck Bouma PC  
1755 S. Naperville Rd., Suite 200  
Wheaton, IL 60189

Send Subsequent Tax Bills to:  
Retant, L.L.C  
Attn: Dr. Tina Baosal  
800 Woodfield Rd., Suite F113  
Schaumburg, IL 60173

① 20114588002  
8837935

**SPECIAL WARRANTY DEED**  
(Company to Company)

THIS INDENTURE WITNESSETH THAT THE GRANTOR, IPC-SCHAUMBURG, LLC, a Delaware limited liability company, for the consideration of ten and 00/100 dollars (\$10.00) and other valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto RETANT, L.L.C, an Illinois limited liability company whose address is 7 North Andover, Roselle, IL, 60172 ("Grantee"), the following described real estate, situated in the County of Cook and State of Illinois known and described to wit:

UNIT F113 IN COURTYARDS ON WOODFIELD OFFICE CONDOMINIUMS, AS FULLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO.

Subject to: (a) covenants, conditions and restrictions of record; (b) terms, provisions, covenants and conditions of the Declaration; (c) private, public and utility easements, including any easements established by or implied from the Declaration; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Illinois Condominium Property Act; (f) intentionally deleted; (g) any unconfirmed special tax or assessment; (h) intentionally deleted; (i) general taxes not due and payable on or before the date of Closing; (j) installments due after the date of Closing of assessments established pursuant to the Declaration; (k) Grantee's mortgage; (l) acts done or suffered by Grantee; (m) matters over which the Title Company is willing to insure and which are acceptable to Grantee and Grantee's lender; (n) applicable zoning, planned development and building laws and ordinances; (o) rights of the public, and/or any governmental, and adjoining and contiguous owners to use and have maintained the drainage ditches, feeders, lateral and water retention basins located in or serving the Parcel; and (p) all title exceptions resulting from incomplete demising wall(s).

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.


**BOX 333-CP**

S ✓  
3  
W  
COY  
INT

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF ILLINOIS



MAY.26.11


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000008597

REAL ESTATE TRANSFER TAX
0043.100
FP 103032

COOK COUNTY

REAL ESTATE TRANSACTION TAX



MAY.26.11

REVENUE STAMP

# 0000008617

REAL ESTATE TRANSFER TAX
00215.50
FP 103034

# UNOFFICIAL COPY

Permanent Index Number(s): 07-14-200-084-1033

Address of Real Estate: 800 E. Woodfield Road, Unit F113 Schaumburg, Illinois 60173

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 in law or equity, of, in and to the above described premises: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee and its successors and assigns forever.

The Grantor for itself and for its successors and assigns does by these presents expressly limit the covenants of this deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, it will forever warrant and defend the said described real estate.

Dated this 13<sup>th</sup> day of May, 2011.

IPC-Schaumburg, LLC, a Delaware limited liability company

By: Insymphony Private Capital, LLC, a Delaware limited liability company  
Its: Managing Member

By: Bentley Capital, LLC, an Arizona limited liability company  
Its: Manager

By: \_\_\_\_\_  
Blair Portigal, Manager

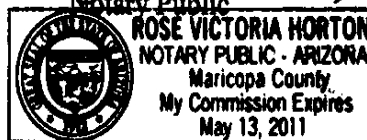
State of ARIZONA )  
County of MARICOPA )

VILLAGE OF SCHAUMBURG  
REAL ESTATE TRANSFER TAX  
18135 \$ 431.00

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Blair Portigal, personally known to me to be the same person whose name is subscribed to the foregoing instrument, produced Drivers License as identification, and appeared before me this day in person and acknowledged that as such authorized Manager of Bentley Capital, LLC, the manager of Insymphony Private Capital, LLC, the managing member of IPC-Schaumburg, LLC, he signed and delivered the said instrument, pursuant to authority given by the operating agreement of said limited liability company, as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal,  
this 13<sup>th</sup> day of May, 2011.

*Rose Victoria Horton*  
Notary Public



# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

UNIT NUMBER F113 IN COURTYARDS ON WOODFIELD OFFICE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 2 IN WOODFIELD AND PLUM GROVE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 10, 2007 AS DOCUMENT NUMBER 0710015072, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF STORMWATER DRAINAGE EASEMENT DATED DECEMBER 22, 2000 AND RECORDED DECEMBER 27, 2000, AS DOCUMENT NUMBER 0001013184 FROM BIT HOLDINGS THIRTY-SIX, INC., A MARYLAND CORPORATION TO LEVY PLUM GROVE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY FOR THE PURPOSE OF CONSTRUCTING THE DRAINAGE FACILITIES INTENDED TO TRANSPORT SURFACE AND SUBSURFACE STORMWATER FROM THE BUILDINGS AND OTHER IMPROVEMENTS LOCATED FROM TIME TO TIME ON THE LEVY PROPERTY THROUGH THE EASEMENT PREMISES AS MAY BE REASONABLY NECESSARY FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND OPERATING SUCH DRAINAGE FACILITIES AND EXERCISING THE RIGHT AND PERFORMING THE OBLIGATIONS OF LEVY IN ACCORDANCE WITH THE TERMS OF THE AGREEMENT AND TO ENTER IN A REASONABLE MANNER UPON SUCH PORTIONS OF THE BIT PROPERTY OUTSIDE OF THE EASEMENT PREMISES AS MAY BE NECESSARY AND APPROVED BY BIT FOR THE SOLE PURPOSE OF ACCESSING THE EASEMENT PREMISES IN ORDER TO CONSTRUCT THE DRAINAGE FACILITIES AND TO EXERCISE THE RIGHTS AND PERFORM THE OBLIGATIONS OF LEVY IN ACCORDANCE WITH THE TERMS OF THE AGREEMENT OVER THE FOLLOWING DESCRIBED LAND:

THAT PART OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERN MOST NORTHEAST CORNER OF LOT 1 IN WOODFIELD & PLUM GROVE SUBDIVISIONS, ACCORDING TO THE PLAT THEREOF RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS ON DECEMBER 27, 2000 AS DOCUMENT NUMBER 0001013181 THENCE SOUTH 03 DEGREES 56 MINUTES 18 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, 481.00 FEET TO A BEND POINT IN SAID EAST LINE; THENCE NORTH 86 DEGREES 03 MINUTES 42 SECONDS EAST ALONG A LINE OF SAID LOT 1, 10.00 FEET; THENCE NORTH 03 DEGREES 56 MINUTES 18 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID LOT 1, 481.00 FEET A LINE 760.00 FEET, AS MEASURED AT RIGHT ANGLES, NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST  $\frac{1}{4}$ ; THENCE SOUTH 86 DEGREES 03 MINUTES 42 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, 10.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

### PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT FOR PARCEL 1 AS CREATED BY ACCESS EASEMENT AGREEMENT DATED DECEMBER 22, 2000 AND RECORDED DECEMBER 27, 2000 AS DOCUMENT 0001013186 BETWEEN LEVY PLUM GROVE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND BIT HOLDINGS THIRTY-SIX, INC., A MARYLAND CORPORATION FOR THE PURPOSE OF EGRESS AND INGRESS IN, OVER, UPON AND ACROSS PAVED ROADWAY AREAS OF BIT PARCEL AS DESCRIBED IN SAID AGREEMENT.

### PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY PARKING EASEMENT AGREEMENT DATED DECEMBER 22, 2000 AND RECORDED DECEMBER 27, 2000 AS DOCUMENT 0001013188 BETWEEN LEVY PLUM GROVE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND AMERICAN ACADEMY OF DERMATOLOGY, A MINNESOTA NOT FOR PROFIT CORPORATION, FOR THE PURPOSE OF USE OF THE AAD PROPERTY PARKING AREA FOR THE PARKING OF MOTOR VEHICLES BY LEVY AND EMPLOYEES, AGENTS, TENANTS AND INVITEES OF THE LEVY PROPERTY AND FOR INGRESS AND EGRESS FOR MOTOR VEHICLES AND PEDESTRIANS TO AND FROM THE LEVY PROPERTY FROM AND TO THE AAD PROPERTY PARKING AREA IN ORDER TO USE THE AAD PROPERTY PARKING AREA OVER THE LAND AS SHOWN ON EXHIBIT C.