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Doc#: 1206045053 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/29/2012 01:59 PM Pg: 1 of 5

Space Provided Above For Recorder's Use Only

SPECIAL WARRANTY DEED

THIS INDENTURE, made effective as of the 24th day of February, 2012 between **CSMC 2007-C1 NATIONAL PARKWAY, LLC**, an Illinois limited liability company ("**Grantor**"), whose address is c/o CNR Partners, LLC, 1601 Washington Avenue, Suite 700, Miami Beach, Florida 33139, in favor of **PARKWAY PLAZA SRG, LLC**, an Illinois limited liability company ("**Grantee**"), whose address is 351 West Hubbard Street, Suite 304, Chicago, Illinois 60654:

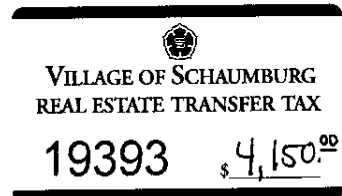
WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by Grantee, at or before the unsealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee and its successors and assigns forever, the parcel of land, with the building and improvements thereon erected, situate, lying and being in the County of Cook, State of Illinois, and more particularly described on the attached **Exhibit A** (the "**Property**").

Subject however, to:

- (a) Real property taxes and assessments for the year 2011 second installment and thereafter;
- (b) Zoning and other regulatory laws and ordinances affecting the Property;
- (c) Matters which would be disclosed by an accurate survey; and
- (d) Any plat affecting the Property; and

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- (e) Easements, rights of way, limitations, conditions, covenants, restrictions, and other matters of record.

Permanent Real Estate Index Numbers: 07-11-400-027-0000
 07-11-400-028-0000
 07-11-400-062-0000

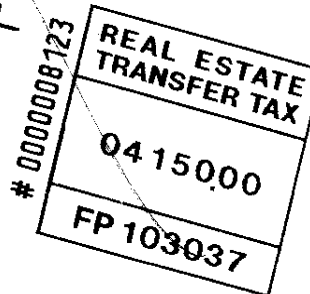
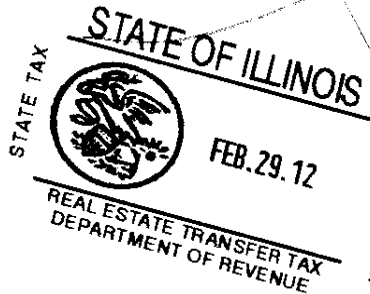
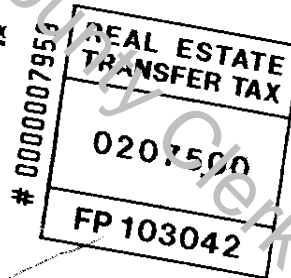
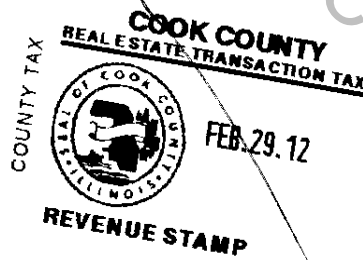
Address of the Property: 1026-1100 National Parkway
 Schaumburg, Illinois 60173

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of any persons claiming by, through or under Grantor, but against none other.

[SIGNATURE PAGE FOLLOWS]



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IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

Witnesses:

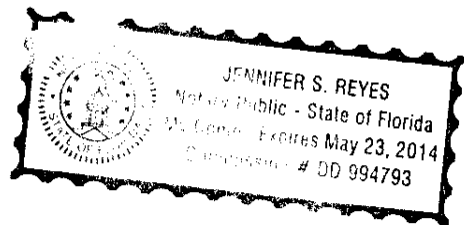
CSMC 2007-C1 NATIONAL PARKWAY, LLC,
an Illinois limited liability company

By: LNR Illinois Partners, LLC, an Illinois
limited liability company, its manager

Signature: [Handwritten Signature]
Print Name: Steve Desouche

By: [Handwritten Signature]
Steven D. Ferreira
Vice President

Signature: [Handwritten Signature]
Print Name: Jennifer S. Reyes



STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) SS.

The foregoing instrument was acknowledged before me this 17th day of February, 2012 by Steven D. Ferreira as LNR Illinois Partners, LLC, an Illinois limited liability company, as manager of **CSMC 2007-C1 NATIONAL PARKWAY, LLC**, an Illinois limited liability company, on behalf of the company. He is personally known to me or has produced a driver's license as identification.

[Handwritten Signature]
Notary Public
Print Name: Jennifer S. Reyes
Serial No. (if any): _____

After recording, this instrument is to be returned to:
First American Title Insurance Company
1826 N. Loop W. Suite 125
San Antonio, Texas 78248
Attn: Carol Perry

This Instrument Prepared By:
Cynthia A. Shapiro, Esq.
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, Suite 2300
Miami, Florida 33131

Send Subsequent Tax Statements to:
PARKWAY PLAZA SRG, LLC
351 West Hubbard Street, Suite 304
Chicago, Illinois 60654
Attention: Cary O. Goldman

UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION****PARCEL 1:**

That part of Outlet "D" in SCHAUMBURG INDUSTRIAL PARK (hereinafter described) bounded by a line described as follows: COMMENCING at the intersection of the South line of State Parkway with the West line of the Southeast 1/4 of Section 11, Township 41 North, Range 10, East of the Third Principal Meridian; THENCE Easterly along the South line of State Parkway and at right angles to the said West line of the Southeast 1/4 of Section 11, Township 41 North, Range 10, East of the Third Principal Meridian (said line of State Parkway bearing North 89 degrees 54 minutes 06 seconds East) a distance of 1380.00 feet to a point of curve in said line; THENCE Southeastery along the Southwesterly line of State Parkway, being the arc of a circle, tangent to the last described line concave to the Southwest and having a radius 560.00 feet, a distance of 206.27 feet to the POINT OF BEGINNING; THENCE continuing Southeastery along the Southwesterly line of State Parkway and along the extension of the last described curved line, a distance of 473.64 feet to a point of curved tangency; THENCE South 10 degrees 18 minutes 10 seconds East along the Westerly line of State Parkway, tangent to the last described curved line, a distance of 143.65 feet; THENCE South 79 degrees 24 minutes 48 seconds West, a distance of 350.02 feet; THENCE North 10 degrees 35 minutes 12 seconds West, a distance of 314.02 feet; THENCE North 22 degrees 49 minutes 47 seconds East, a distance of 299.16 feet to the POINT OF BEGINNING, in SCHAUMBURG INDUSTRIAL PARK, being a Subdivision of the Southeast 1/4 of Section 11, part of the Northeast 1/4 of Section 11; part of the Southwest 1/4 of Section 12; part of the Northwest 1/4 of Section 13 and part of the Northeast 1/4 of Section 14, all in Township 41 North, Range 10, East of the Third Principal Meridian according to the Plat thereof filed on June 10, 1969 as LR2435597, in Cook County, Illinois.

PARCEL 2:

That part of Outlet "D" in SCHAUMBURG INDUSTRIAL PARK (hereinafter described) bounded by a line described as follows: COMMENCING at the intersection of the South line of State Parkway with the West line of the Southeast 1/4 of Section 11, Township 41 North, Range 10, East of the Third Principal Meridian; THENCE Easterly along the South line of State Parkway and at right angles to the said West line of the Southeast 1/4 of Section 11, Township 41 North, Range 10, East of the Third Principal Meridian (said line of State Parkway bearing North 89 degrees 54 minutes 06 seconds East), a distance of 1380.00 feet to a point of curve in said line; THENCE Southeastery along the Southwesterly line of State Parkway, being the arc of a circle, tangent to the last described line concave to the Southwest and having a radius of 560.00 for a distance of 779.91 feet to a point of tangency; THENCE South 10 degrees 18 minutes 10 seconds East along the Westerly line of State Parkway, tangent to the last described curved line, a distance of 143.65 feet to the POINT OF BEGINNING; THENCE continuing along said Southwesterly line of State Parkway, a distance of 211.81 feet to a point of curve in said line; THENCE Southeastery along the Westerly line of State Parkway, being the arc of

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circle, tangent to the last described line concave to the Northeast, having a radius of 650.00 feet, a distance of 197.98 feet to a point of intersection with a curved line; THENCE Southwesterly along the arc of a circle, concave to the Northwest, having a radius of 355.00 feet, a distance of 144.05 feet; THENCE South 87 degrees 16 minutes 36 seconds West tangent to the last described curved line, a distance of 230.95 feet; THENCE North 10 degrees 35 minutes 12 seconds West, a distance of 385.87 feet; THENCE North 79 degrees 24 minutes 48 seconds East, a distance of 350.60 feet to the POINT OF BEGINNING, in SCHAUMBURG INDUSTRIAL PARK, being a subdivision of the Southeast 1/4 of Section 11, part of the Northeast 1/4 of Section 11; part of the Southwest 1/4 of Section 12; part of the Northwest 1/4 of Section 13 and part of the Northeast 1/4 of Section 14, all in Township 41 North, Range 10, East of the Third Principal Meridian according to the Plat thereof filed on June 10, 1969 as LR2455597, in Cook County, Illinois.

PARCEL 3:

Lot 3 (except the North 119.98 feet) and the North 68.69 feet of Lot 2 (as measured at right angles to the North line thereof) all in Resubdivision of part of Outlot D in SCHAUMBURG INDUSTRIAL PARK, as recorded June 10, 1969, under Document Number 20866510 and filed with the Registrar of Deeds under Torrens Registration Number 2455597, being a subdivision of the Southeast 1/4 of Section 11, part of the Northeast 1/4 of Section 11; part of the Southwest 1/4 of Section 12; part of the Northwest 1/4 of Section 13 and part of the Northeast 1/4 of Section 14, all in Township 41 North, Range 10, East of the Third Principal Meridian, according to the Plat of said Resubdivision registered in the Office of the Registrar of Titles of Cook County, Illinois on May 18, 1973, as Document Number 2692491, and Surveyor's Certificate of Correction registered on June 21, 1979 as Document Number 2699472, all in Cook County, Illinois.

Commonly known as 1026-1100 National Parkway, Schaumburg, Illinois.