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Doc#: 1302241000 Fee: \$54.00
Karen A. Yarbrough FHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/22/2013 09:29 AM Pg: 1 of 9

8894332 D2 SUG

Property of Cook County

-----Reserved for Recording Data-----

This instrument was prepared by
and after recording return to:

Daniel K. Gentile, Esq.
Pope & Gentile, APC
15500 W. Sand Street, Suite 5
Victorville, California 92392

Mail subsequent tax bills to:

Sherington Streamwood, LLC
P.O. Box 4901
West Hills, California 91308

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, as of October 22, 2012, Sherington Missouri LLC, a Missouri limited liability company ("Grantor"), whose address is P.O. Box 4901, West Hills, California 91308, hereby sells and conveys to Sherington Streamwood, LLC, an Illinois limited liability company ("Grantee"), whose address is P.O. Box 4901, West Hills, California 91308, that certain real property located in Streamwood, Illinois, which is legally described in Exhibit A attached hereto and made a part hereof (the "Property"), to have and to hold the Property, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto Grantee, and unto its successors and assigns forever; said Grantor hereby covenanting that the said Property is free and clear from any encumbrance done or suffered by Grantor, except for the encumbrances set forth in Exhibit B attached hereto and made a part hereof, and that it will warrant and defend the title to said Property unto said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons claiming under Grantor but none other, except for the encumbrances set forth in Exhibit B.

[Signature page follows.]

Box 400-CTCC

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In witness whereof, Grantor has caused its name to be signed to these presents the day and year first above written.

THIS TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF the Streamwood Real Estate Transfer Tax Law Ordinance, paragraph 4 of section 3-11-6-A

GRANTOR:

**SHERINGTON MISSOURI, LLC,
a Missouri limited liability company**

Dated: 12/18/, 2012

By: *Azam Sher*
Name: Azam Sher
Its: Managing Member

STATE OF CALIFORNIA)
) SS.
COUNTY OF LOS ANGELES)

On this 18th day of December, 2012, before me appeared Azam Sher, who stated that he was the Managing Member of Sherington Missouri, LLC, a Missouri limited liability company, who proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the foregoing instrument, who, being by me duly sworn did say that the foregoing instrument was signed, sealed and delivered by him on behalf of Sherington Missouri, LLC, and he acknowledged said instrument to be his free act and deed and that of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first set forth above.

Leslie G. Frankel

Printed Name: Leslie G. Frankel
Notary Public in and for said State
Commission expires: 8/22/16



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GRANTEE:

SHERINGTON STREAMWOOD, LLC,
an Illinois limited liability company

By: *Azam Sher*
Name: Azam Sher
Its: Managing Member

STATE OF CALIFORNIA)
) SS.
COUNTY OF LOS ANGELES)

On this 18th day of December, 2012, before me appeared Azam Sher, who stated that he was the Managing Member of Sherington Streamwood, LLC, an Illinois limited liability company, who proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the foregoing instrument, who, being by me duly sworn did say that the foregoing instrument was signed, sealed and delivered by him on behalf of Sherington Streamwood, LLC, and he acknowledged said instrument to be his free act and deed and that of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first set forth above.

Leslie G. Frankel
Printed Name: Leslie G. Frankel
Notary Public in and for said State
Commission expires: 8/22/16



Clerk's Office

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EXHIBIT A Legal Description

PARCEL 1:

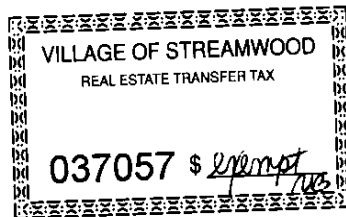
LOTS 1 AND 2 IN THE FINAL PLAT OF WILLOW POND MARKETPLACE SUBDIVISION PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASEMENTS AND COVENANTS RECORDED OCTOBER 3, 1989 AS DOCUMENT 89467463, FOR THE PURPOSE OF CONSTRUCTING A CURB CUT AND FOR INGRESS AND EGRESS TO AND FROM THE PRIVATE ROAD KNOWN AS GULF KEYS ROAD, IN, OVER, UNDER ACROSS, ALONG, THROUGH AND UPON A PORTION OF GULF KEYS ROAD INDICATED BY THE CROSS-HATCHINGS ON THE PLAN ATTACHED AS "EXHIBIT C" AND "EXHIBIT D" TO SAID DOCUMENT, AND SHOWN ON THE SURVEY PREPARED BY COMPASS LAND SURVEYING AND MAPPING DATED JANUARY 21, 2004 PROJECT NO. 8811-03 AND LAST REVISED FEBRUARY 23, 2004 AND ALSO SHOWN ON THE SITE PLAN PREPARED BY COMPASS CONSULTING GROUP, LTD. DATED JULY 18, 2003 PROJECT NO. 03-035.

Common Address: 1070 S. Sutton Road, Streamwood, Illinois 60107

PIN Number(s): 06-28-201-182-0000; 06-28-201-183-0000 and 06-28-205-030-0000



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EXHIBIT B Permitted Encumbrances

1. TAXES AND ASSESSMENTS WHICH ARE A LIEN, BUT WHICH ARE NOT YET BILLED, OR ARE BILLED BUT ARE NOT YET DELINQUENT AND ANY ASSESSMENTS NOT SHOWN ON THE PUBLIC RECORDS.
2. EXISTING UNRECORDED LEASES IN FAVOR OF KIDDIE'S PLAYGROUP, SUTABHI INDIAN SUPER, GAMESTOP, INC. SHARKEY ENTERPRISES AND FOX WOOD DEVELOPMENT AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
3. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS, AS SET FORTH IN THE DECLARATION OF EASEMENTS AND COVENANTS DATED SEPTEMBER 22, 1989 AND RECORDED OCTOBER 3, 1989 AS DOCUMENT 89467463, MADE BY THE FIRST NATIONAL BANK OF DES PLAINES, AS TRUSTEE UNDER TRUST NUMBER 14811461 AND 17141714, AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 26, 1989 AND KNOWN AS TRUST NUMBER 108689-09 AND 108690-06, GRANTING AN EASEMENT FOR INGRESS AND EGRESS FOR CONSTRUCTION, RELATING TO GOLF KEYS, ROAD EASEMENT, MAINTENANCE, COSTS, DETENTION POND AND DRAINAGE, SEWERS, RIGHT TO RELOCATE NORTHEAST POND, GRANT OF DRAINAGE, STORM AND SANITARY SEWER, AND WATER LINE EASEMENTS. (AFFECTS THE LAND AND OTHER PROPERTY).
4. NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION RECORDED AUGUST 21, 1986 AS DOCUMENT 86369251. (AFFECTS THE LAND AND OTHER PROPERTY).
5. ORDINANCE NO. 1989-23 ANNEXING CERTAIN TERRITORY TO THE VILLAGE OF STREAMWOOD, COOK COUNTY, ILLINOIS, KNOWN AS THE LAUREL OAKS PLANNED UNIT DEVELOPMENT, ADOPTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF STREAMWOOD MARCH 28, 1989 AND RECORDED AS DOCUMENT 90546304.
6. ORDINANCE NO. 2003-65 APPROVING PRELIMINARY PLANS AND AUTHORIZING THE EXECUTION OF A PLANNED UNIT DEVELOPMENT AGREEMENT FOR PREFERRED DEVELOPMENT 1070 S. SUTTON ROAD ADOPTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF STREAMWOOD DECEMBER 18, 2003 AND RECORDED APRIL 6, 2005 AS DOCUMENT 0509644024 AND AMENDED BY DOCUMENT NO. 0904455037.

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7. TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.

8. NOTHING CONTAINED HEREIN SHOULD BE CONSTRUED AS INSURING THE EXACT LOCATION OR DIMENSIONS OF THE EASEMENT DESCRIBED AS PARCEL 2 OF SCHEDULE A.
9. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO RECIPROCAL EASEMENTS, USE, MAINTENANCE, COMMON AREAS, UTILITIES, CONSTRUCTION OF IMPROVEMENTS, RESTRICTIONS CONTAINED IN THE DOCUMENT RECORDED MARCH 10, 2004 AS DOCUMENT NO. 0407042251 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.
10. STORMWATER CONTROL EASEMENT PROVISIONS, IN FAVOR OF THE VILLAGE OF STREAMWOOD AS SHOWN ON THE PLAT AND SET FORTH IN THE CERTIFICATE ON THE PLAT OF WILLOW POND MARKETPLACE SUBDIVISION, RECORDED MARCH 25, 2005 AS DOCUMENT 0508439003. (AFFECTS THE NORTH AND NORTHEAST PORTIONS OF LOT 1).

EXISTING POND AND DRAINAGE ROUTE, LOCATED ON THE LAND, AS SHOWN ON CURRENT SURVEY PREPARED BY COMPASS LAND SURVEYING AND MAPPING DATED JANUARY 21, 2004 AND LAST REVISED FEBRUARY 23, 2004 PROJECT NO. 8811-03.

11. PUBLIC UTILITY EASEMENT IN FAVOR OF THE VILLAGE OF STREAMWOOD, AND ITS FRANCHISEES, FOR ALL AREAS PLATTED AND DESIGNATED "PUBLIC UTILITY EASEMENT", TO CONSTRUCT, INSTALL, RECONSTRUCTION, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, OVER, ACROSS, ALONG AND UPON THE SURFACE OF SAID EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 0508439003, AFFECTING THE EAST 10 FEET, THE NORTH 20 FEET AND THE SOUTH 15 FEET OF LOT 1; AND THE WEST 10 FEET, THE NORTH 20 FEET AND THE SOUTH AND SOUTHWESTERLY 15 FEET OF LOT 2.

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12. INGRESS AND EGRESS EASEMENT PROVISIONS IN FAVOR OF THE VILLAGE OF STREAMWOOD, THEIR HEIRS, SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF ACCESS TO AND FROM ILLINOIS ROUTE 59 AS SHOWN ON THE PLAT AND SET FORTH IN THE CERTIFICATE ON THE PLAT OF WILLOW POND MARKETPLACE SUBDIVISION, RECORDED MARCH 25, 2005 AS DOCUMENT 0508439003. (AFFECTS THE NORTH LOT LINES OF LOTS 1 AND 2).
13. EASEMENT IN FAVOR OF COMED AND SBC COMPANY, GRANTEES, THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 0508439003, AFFECTING THE EAST 10 FEET, THE NORTH 20 FEET, THE WEST 10 FEET, AND THE SOUTH 15 FEET OF THE LAND.
14. ASSESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNER OF LOT 1, THE OWNER OF LOT 2 AND THE VILLAGE OF STREAMWOOD, ILLINOIS, THEIR HEIRS, SUCCESSORS AND ASSIGNS, OVER ALL AREAS HEREON PLATTED AND DESIGNATED "ACCESS EASEMENT" FOR THE PURPOSE OF INGRESS AND EGRESS TO AND FROM SAID LOTS RECORDED ON THE PLAT OF WILLOW POND MARKETPLACE AS DOCUMENT NO. 0508439003, AND THE TERMS AND PROVISIONS CONTAINED THEREIN. (AFFECTS PART OF THE WEST 15 FEET AND THE WEST 25.5 FEET OF LOT 1 AND PART OF THE EAST 15 FEET OF LOT 2).
15. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE DECLARATIONS OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RELATING TO THE SARASOTA TRAILS MASTER ASSOCIATION RECORDED FEBRUARY 2, 1987 AS DOCUMENT 87064527, THE PONDS OF SARASOTA TRAILS TOWNHOUSE ASSOCIATION RECORDED FEBRUARY 2, 1987 AS DOCUMENT 87064528, AND THE WOODS OF SARASOTA TRAILS HOMEOWNERS' ASSOCIATION RECORDED FEBRUARY 2, 1987 AS DOCUMENT 87064529, ALL OF WHICH REFER TO EACH OTHER, RELATING TO MEMBERSHIP, PROPERTY RIGHTS, VOTING RIGHTS AND BOARDS OF DIRECTORS, COVENANTS FOR MAINTENANCE ASSESSMENTS, DUTIES AND POWERS OF THE MASTER ASSOCIATION, ARCHITECTURAL CONTROL.

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INSURANCE, CONDEMNATION, UTILITY EASEMENTS AND SERVICE CONNECTION, GENERAL USE RESTRICTIONS, DECLARANT'S RIGHTS AND OBLIGATIONS, ANNEXATION OF ADDITIONAL PROPERTY TO THE DEVELOPMENT, ANNEXATION TO A MUNICIPALITY, AND FORFEITURE OF COMMUNITY FACILITIES. (AFFECTS EASEMENT PARCEL 2 THE PRIVATE ROAD KNOWN AS GULF KEYS ROAD).

16. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY, WHEN AND IF THE LAND IS EVENTUALLY INCORPORATED BY A MUNICIPALITY, IN AND TO THAT PART OF THE LAND, WHICH MAY HAVE BEEN DEDICATED FOR ROAD PURPOSES BY THE PLAT OF SARASOTA TRAILS UNIT 1, PLANNED UNIT DEVELOPMENT AFORESAID.

NOTE: WE FIND OF RECORD A COVENANT EXECUTED BY PHILIP MARKIEWICZ ACKNOWLEDGED DECEMBER 6, 1985 AND RECORDED DECEMBER 9, 1985 AS DOCUMENT 85316038 WHICH PROVIDES IN PART AS FOLLOWS:

"THE STREETS AND ROADWAYS IN THE SARASOTA TRAILS PLANNED UNIT DEVELOPMENT HAVE NOT BEEN DEDICATED TO THE HANOVER TOWNSHIP ROAD DISTRICT AND WILL NOT BE DEDICATED SO AS TO FALL WITHIN THE JURISDICTION OF THE HANOVER TOWNSHIP ROAD DISTRICT FOR A PERIOD OF AT LEAST 20 YEARS FROM THE DATE OF THIS COVENANT.

"THIS RESTRICTION SHALL OPERATE AS A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF ANY AND ALL PERSONS WHO MAY OWN, OR MAY HEREAFTER OWN, PROPERTY IN THE SARASOTA TRAILS PLANNED UNIT DEVELOPMENT, AND THIS RESTRICTION IS SPECIFICALLY GIVEN FOR THE BENEFIT OF THE HANOVER TOWNSHIP ROAD DISTRICT, AND MAY BE ENFORCED BY THE DULY ELECTED OR APPOINTED OFFICIALS OF THE HANOVER TOWNSHIP ROAD DISTRICT THROUGH ANY PROCEEDING, AT LAW OR IN EQUITY, AGAINST ANY PERSON VIOLATING OR THREATENING TO VIOLATE SAID RESTRICTION." (AFFECTS EASEMENT PARCEL 2 THE PRIVATE ROAD KNOWN AS GULF KEYS ROAD).

17. RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES, IF ANY, IN THE PRIVATE ROAD COMMONLY KNOWN AS GULF KEYS ROAD FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS AND OTHER FACILITIES. (AFFECTS PARCEL 2 EASEMENT FOR PRIVATE ROAD).
18. RIGHTS, IF ANY, OF PUBLIC AND QUASI-PUBLIC UTILITIES IN THE LAND AS DISCLOSED BY THE SANITARY SEWER LINE AND SANITARY MANHOLE SHOWN ON THE PLAT OF SURVEY PREPARED BY COMPASS LAND SURVEYING LTD., PROJECT NUMBER 8811.05, DATED DECEMBER 12, 2006.

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STATEMENT BY GRANTOR AND GRANTEE

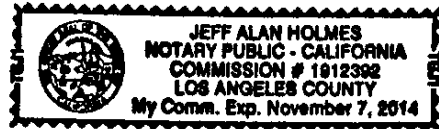
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 1/9/2013, _____ Signature: Azam Sher
Grantor or Agent

Subscribed and sworn to before me by the
said _____
this _____ day of _____

State of California County of Los Angeles
Subscribed and sworn to (or affirmed) before me on this
9th day of JANUARY, 2013, by
AZAM SHER
proved to me on the basis of satisfactory evidence
to be the person who appeared before me.
Jeff Alan Holmes
Signature of Notary Public

SEE TO RIGHT
Notary Public



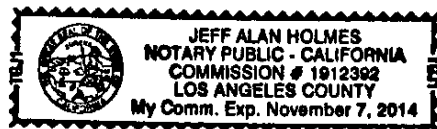
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 1/9/2013, _____ Signature: Azam Sher
Grantee or Agent

Subscribed and sworn to before me by the
said _____
this _____ day of _____

State of California County of Los Angeles
Subscribed and sworn to (or affirmed) before me on this
9th day of JANUARY, 2013, by
AZAM SHER
proved to me on the basis of satisfactory evidence
to be the person who appeared before me.
Jeff Alan Holmes
Signature of Notary Public

SEE TO RIGHT
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]