

# UNOFFICIAL COPY



*CT-8915310*  
STATE OF ILLINOIS )  
COUNTY OF COOK )

## SPECIAL WARRANTY DEED

Doc#: 1318222024 Fee: \$68.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/01/2013 09:55 AM Pg: 1 of 4

Nokia Siemens Networks US LLC, a Delaware limited liability company (the "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid by Torburn Arlington Heights, LLC, an Illinois limited liability company (the "Grantee"), whose mailing address is c/o Torburn Partners, Inc., 1033 Skokie Boulevard, Suite 150, Northbrook, Illinois 60062, Attn: Michael K. Burns, the receipt and sufficiency of which consideration are hereby acknowledged, and upon and subject to the exceptions, liens, encumbrances, terms and provisions hereinafter set forth and described, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN SELL and CONVEY, unto Grantee the following-described real property situated in Cook County, Illinois, together with all buildings, structures, improvements, and fixtures thereon, and all rights and privileges thereto (the "Property"):

PLEASE SEE LEGAL DESCRIPTION SET FORTH IN EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN.

This conveyance is made by Grantor and accepted by Grantee subject to all covenants, conditions, restrictions, and other matters of record in the office of the County Recorder of Cook County, Illinois, and all unpaid taxes and assessments, known or unknown (collectively, the "Permitted Exceptions").

This conveyance is made "as is, where is and with all faults" and with no representations or warranties, except as expressly set forth herein.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, as aforesaid, unto Grantee, its successors and assigns, forever; and Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its 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.

REAL ESTATE TRANSFER 06/26/2013



COOK	\$13,075.00
ILLINOIS:	\$26,150.00
TOTAL:	\$39,225.00

03-07-100-005-0000 | 20130601604732 | FLZA35

*Boyer*

*REC'D  
6-26-13  
K*

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IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor to be effective as of June 26, 2013.

**NOKIA SIEMENS NETWORKS US LLC,**  
a Delaware limited liability company

By: [Signature]  
Name: Rick Coaker  
Title: President

By: [Signature]  
Name: Robert CANADAN  
Title: NAM Head of Real Estate

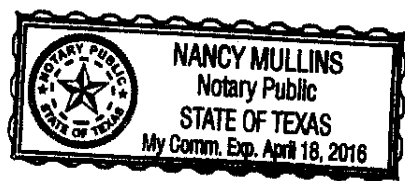
Property of COOK COUNTY

STATE OF Texas )  
COUNTY OF Dallas )

On June 25, 2013, before me, the undersigned, a notary public in and for aforesaid jurisdiction, personally appeared Rick Coaker President of NOKIA SIEMENS NETWORKS US LLC, a Delaware limited liability company, 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 she executed the same in her authorized capacity, and that, by her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

[Signature]  
Notary Public

My Commission Expires: April 18, 2016



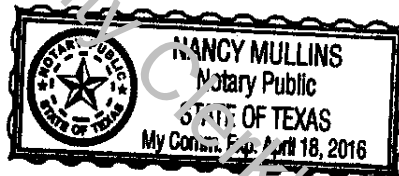
# UNOFFICIAL COPY

STATE OF Texas )  
 )  
COUNTY OF Dallas )

On June 25, 2013, before me, the undersigned, a notary public in and for aforesaid jurisdiction, personally appeared Robert Canaan NAM Hood, of Real Estate of NOKIA SIEMENS NETWORKS US LLC, a Delaware limited liability company, 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 she executed the same in her authorized capacity, and that, by her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

Nancy Mullins  
Notary Public

My Commission Expires: April 18, 2016



Property of Cook County Clerk's Office

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## Exhibit A to Special Warranty Deed

### LEGAL DESCRIPTION OF REAL PROPERTY

THAT PART OF LOT 1 IN ARLINGTON INDUSTRIAL & RESEARCH CENTER-UNIT NUMBER 6, BEING A SUBDIVISION OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 22, 1972 AS DOCUMENT NUMBER 22024211, IN THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, SAID PARTS LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 11 DEGREES 17 MINUTES 16 SECONDS EAST, 36.44 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 08 SECONDS EAST, 2145.54 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 09 SECONDS EAST, 372.77 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 30 SECONDS EAST, 72.20 FEET TO THE EAST LINE OF LOT 1 AFORESAID; ALSO THAT PART OF THE SOUTH 969.60 FEET OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF SAID SOUTH 969.60 FEET, 820.00 FEET EAST OF THE EAST LINE OF FRONTAGE ROAD, AT THE NORTHEAST CORNER OF ARLINGTON RIDGE WEST, RECORDED AS DOCUMENT NUMBER 25290181; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID ARLINGTON RIDGE WEST AND THE SOUTHERLY EXTENSION THEREOF, 637.61 FEET; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID SOUTH 969.60 FEET, 1373.86 FEET TO A POINT ON THE WESTERLY LINE OF C/S SUBDIVISION, RECORDED AS DOCUMENT NUMBER 25851185; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID C/S SUBDIVISION 627.23 FEET TO THE NORTH LINE OF SAID SOUTH 969.60 FEET OF THE NORTHWEST QUARTER; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTH 969.60 FEET, 1253.18 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PIN 03-07-100-005-0000  
03-07-100-015-0000

COMMONLY KNOWN AS: 1455 W. SHURE DRIVE, ARLINGTON HEIGHTS, IL

mail to:  
R. Selig  
833 N. Orleans St.  
Suite 400  
Chicago, IL 60610