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Prepared by:

Thomas B. Scheck
115 West Orchard Street
Itasca, IL 60143



Doc#: 1400719109 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/07/2014 02:46 PM Pg: 1 of 5

and after recording return to:

James P. Healy Jr.
Goldstine, Skrodzki, Russian,
Nemec and Hoff, Ltd.
835 McClintock Drive, Second Floor
Burr Ridge, Illinois 60527

2/13 642-810-

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 30 day of December, 2013 between the Scheck Family Investment Partnership a/k/a Scheck Family Investments Partnership, an Illinois general partnership ("Grantor"), and Hintz Chaddick LLC, an Illinois limited liability company ("Grantee").

WITNESSETH:

THAT, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, released, remised, conveyed and confirmed and by these presents does hereby grant, bargain, sell, alien, release, remise, convey and confirm unto Grantee all that tract or parcel of land described in Exhibit "A" attached hereto and made a part hereof, together with all buildings, structures, improvements and related facilities located thereon, together with all rights, members, easements, rights-of-way and appurtenances in any manner appertaining or belonging to said property (collectively the "Property");

TO HAVE AND TO HOLD the Property unto Grantee forever in fee simple subject only to the matters (hereinafter the "Permitted Exceptions") set forth in Exhibit "B" attached hereto and made a part hereof. Grantor shall warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, except for claims arising under and by virtue of the Permitted Exceptions. "Grantor" and "Grantee" shall include their respective heirs, successors and assigns.

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IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

GRANTOR:

SCHECK FAMILY INVESTMENT PARTNERSHIP

By: [Signature]
Name: Michael Scheck
Title: Partner

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

On this 24th day of December 2013, before me, the undersigned, a Notary Public in and for the State of Illinois, personally appeared MICHAEL F. Scheck to me known, who, being by me duly sworn, did depose and say that he/she is a partner of the Scheck Family Investment Partnership, an Illinois general partnership, that the instrument was signed and sealed on behalf of the Scheck Family Investment Partnership, and that the foregoing MICHAEL F. Scheck acknowledged execution of the instrument to be the voluntary act and deed of said MICHAEL F. Scheck

IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

[Signature]

Notary Public
(Seal)

My Commission Expires: 11/04/17



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EXHIBIT "A"

LOTS 2, 3, 4, 5 AND 6 IN PALWAUKEE BUSINESS CENTER UNIT 1, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 18, 1985 AS DOCUMENT 85106826, IN COOK COUNTY, ILLINOIS.

Commonly known as: 678-690 Chaddick, Wheeling, Illinois

Permanent Index Numbers:

03-11-402-011-0000 Vol. 231

03-11-402-012-0000 Vol. 231

03-11-402-013-0000 Vol. 231

03-11-402-014-0000 Vol. 231

03-11-402-015-0000 Vol. 231

REAL ESTATE TRANSFER	01/02/2014
COOK	\$767.25
ILLINOIS:	\$1,534.50
TOTAL:	\$2,301.75

03-11-402-011-0000 | 20131201600315 | SSXWRS

Property Clerk's Office

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EXHIBIT "B"

1. General real estate taxes for the year(s) 2013 and subsequent years not yet due and payable.

Permanent Index Number:

03-11-402-011-0000 (Affects Lot 2)

03-11-402-012-0000 (Affects Lot 3)

03-11-402-013-0000 (Affects Lot 4)

03-11-402-014-0000 (Affects Lot 5)

03-11-402-015-0000 (Affects Lot 6)

2. Terms, conditions and provisions of An Ordinance Amending Ordinance No. 983 and Adopting a Generalized Future Land Use Map recorded March 3, 1976 as document 23406298.

3. Building setback line(s) as shown on the plat of subdivision recorded as document 85106826 (Affects the Easterly 35 feet; the Westerly 17 feet; the Northerly 35 feet of Lot 6; and the Southerly 35 feet of Lot 2)

4. Easements for public utilities and drainage, as shown on the plat of subdivision recorded as document 85106826.
(Affects the Easterly 25 feet; the Westerly 12 feet; the Northerly 25 feet of Lot 6; and the Southerly 25 feet of Lot 2)

5. Easements for metropolitan sanitary district, as shown on the plat of subdivision recorded as document 85106826 and as shown on plat attached to Easement Agreement recorded September 18, 1963 as document 18916393.
(Affects the westerly 15 feet)

6. Easement provisions as contained on the plat of subdivision, recorded as document 85106826.

7. Covenants, conditions and restrictions contained in the plat of subdivision recorded as document 85106826 and amendment thereto recorded as document 86375980, relating to, among other things: owner's association and assessments; sanitary sewer; water main; water detention; utilities; landscape; use.

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8. Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone for pole lines, conduits and maintenance purposes granted by document 87275262, recorded on May 21, 1987, and the terms and conditions thereof as shown on that certain ALTA/ACSM Land Title Survey made by Gremley & Biedermann dated December 10, 2013 and last revised 12/23/13 and designated Job No. 2013-18670-001.

9. The rights of Spectrum Manufacturing, Iconotech, Swistun, Inc. and TLK Marketing, Inc., under unrecorded leases, as tenants only, with no rights or options to purchase or acquire any greater interest in the Land.

10. The following matters disclosed by an ALTA/ACSM survey made by Gremley & Biedermann on December 5, 2013, designated Job No. 2013-18670-001:

A. Interest of public and quasi-public utility companies to maintain equipment on the Land including electric pad, electric meter, storm catch basin, gas meters and telephone pedestals.

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