

# UNOFFICIAL COPY

After recording mail to:

Briggs and Morgan, P.A.  
Attn: James E. Nelson  
2200 IDS Center, 80 S. 8<sup>th</sup> Street  
Minneapolis, MN 55402

Send Subsequent Tax Bills to:  
*062951-1*

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\_\_\_\_\_

*1/11*



Doc#: 1414016046 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/20/2014 02:23 PM Pg: 1 of 4



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## SPECIAL WARRANTY DEED


The Grantor, AMERICAN HARDWARE MANUFACTURERS ASSOCIATION, a Delaware not-for-profit corporation, for and in consideration of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANITE CITY RESTAURANT OPERATIONS, INC., a Minnesota corporation ("Granite") and SCHAUMBURG HOTEL PARTNERS, LLC, an Illinois limited liability company ("Schaumburg"), as tenants in common (Granite and Schaumburg are hereinafter referred to collectively as "Grantee"), the real property situated in the County of Cook in the State of Illinois described on Exhibit A attached hereto and incorporated herein by reference subject to the permitted exceptions described on Exhibit B attached hereto.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, estates, interests, hereditaments, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's successors and assigns forever, the said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under the Grantor, but not otherwise.

[Signature Page Follows]

REAL ESTATE TRANSFER	05/19/2014
 <b>COOK</b>	\$1,763.00
 <b>ILLINOIS:</b>	\$3,526.00
<b>TOTAL:</b>	\$5,289.00

07-13-103-010-0000 | 20140501601728 | AAYUDE

  
VILLAGE OF SCHAUMBURG  
REAL ESTATE TRANSFER TAX  
**24431**     *\$3,526.00*

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 13 day of May, 2014.

**GRANTOR:**

AMERICAN HARDWARE MANUFACTURERS ASSOCIATION, a Delaware not-for-profit corporation

By:

*Timothy S. Farrell*

Name: Timothy S. Farrell

Title: President

STATE OF ILLINOIS

COUNTY OF Cook

SS,  
)

I, the undersigned, a Notary Public in and for County and State aforesaid, do hereby certify that Timothy S. Farrell the President of Grantor, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that (s)he signed and delivered the said instrument as his/her own free and voluntary act, and as the free and voluntary act on behalf of said entity, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 13th day of May, 2014.

Roger A. Pettinger  
Notary Public

My commission Expires: 03/31/15

This instrument was prepared by:

David L. Theyssen, Esq.  
Neal, Gerber & Eisenberg LLP  
Two North LaSalle Street, Suite 1700  
Chicago, Illinois 60602



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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 1 IN ANDERSON'S RESUBDIVISION OF LOT 2 IN ANDERSON'S RESUBDIVISION OF LOT 7 IN ANDERSON'S WOODFIELD PARK, BEING A SUBDIVISION OF PART OF THE NORTH WEST ¼ OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF SAID LAND TAKEN BY THE VILLAGE OF SCHAUMBURG FOR PUBLIC ROAD IN CASE 86L50206) IN COOK COUNTY, ILLINOIS.

LOT 2 IN ANDERSON'S RESUBDIVISION OF LOT 2 IN ANDERSON'S RESUBDIVISION OF LOT 7 IN ANDERSON'S WOODFIELD PARK, BEING A SUBDIVISION OF PART OF THE NORTH WEST ¼ OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL NUMBERS 07-13-103-010 AND 07-13-103-011.

PROPERTY ADDRESS: 801 Plaza Drive, Schaumburg, Illinois 60173-4919

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. General real estate taxes not yet due and payable.
2. Matters arising through Grantee or its employees, agents or contractors.
3. A twenty-eight (28) foot building line from Plaza Drive along the West lines of Lots 1 and 2 and from Woodfield Road along the South line of Lot 1 as shown on the Plat of Anderson's Resubdivision recorded April 7, 1981 as Document 25830210.
4. A fifteen (15) foot utility easement along the North, East, South and West lines of Lots 1 and 2 as shown on Plat of Anderson's Resubdivision recorded April 7, 1981 as Document 25830210.
5. Easement grant to Commonwealth Edison Company, an Illinois corporation, its successors and assigns, for the construction, operation and maintenance of all fixtures, equipment and facilities used in connection with the underground transmission and distribution of electricity, together with the right of access thereto and other rights incidental thereto, being an area ten (10) feet by twenty-four (24) feet in, upon, under, over and along that part of the East portion of Lot 1 in Anderson's Resubidivision as shown on Exhibit A to said grant recorded October 30, 1981 as Document 26043458.
6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose.