



Doc#: 1419833025 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/17/2014 10:11 AM Pg: 1 of 4

1708 20

8824645 D2 SC07

KB50

SPECIAL WARRANTY DEED

The Grantor, BANBURY METROLOFTS, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars, or other good and valuable consideration in hand paid, and pursuant to authority given by the Members and Manager of said limited liability company, CONVEYS and AGREES with Grantee, ~~KB50~~ RETAIL, LLC, that Grantor will forever warrant and defend the title to the land conveyed against lawful claims and demands of all persons claiming the same or any part of it by, through, or under Grantor the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION:

PARCEL 2: *see Attached*

~~COMMERCIAL PROPERTY #1: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE WEST LINE OF DUNTON AVENUE, SOUTH 00 DEGREES 22 MINUTES 34 SECONDS WEST, 133.11 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 11 SECONDS WEST, 44.22 FEET, THENCE NORTH 00 DEGREES 21 MINUTES 59 SECONDS EAST, 0.68 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE-THIRD OF SAID LOTS 1 AND 2; THENCE ALONG THE WEST LINE OF THE EAST ONE-THIRD OF SAID LOTS 1 AND 2 NORTH 00 DEGREES 21 MINUTES 59 SECONDS EAST, 93.34 FEET; THENCE (THE NEXT 6 COURSES WILL BE PERPENDICULAR TO PRECEDING COURSE) EASTERLY 10.34 FEET; THENCE NORTHERLY 20.13 FEET; THENCE WESTERLY 4.56 FEET; THENCE NORTHERLY 9.24 FEET; THENCE EASTERLY 6.84 FEET; THENCE NORTHERLY 9.16 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES 28 MINUTES 15 SECONDS EAST, 44.24 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.~~

PARCEL 3:

~~COMMERCIAL PROPERTY #2: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 3, NORTH 89 DEGREES 29 MINUTES 52 SECONDS WEST, 113.74 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 29 SECONDS EAST, 28.13 FEET; THENCE (THE NEXT 11 COURSES WILL BE PERPENDICULAR TO PRECEDING COURSE)~~

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EASTERLY 26.64 FEET; THENCE NORTHERLY 25.36 FEET; THENCE EASTERLY 5.93 FEET; THENCE SOUTHERLY 25.36 FEET; THENCE EASTERLY 21.99 FEET; THENCE NORTHERLY 8.58 FEET; THENCE EASTERLY 20.42 FEET; THENCE NORTHERLY 7.87 FEET; THENCE EASTERLY 7.64 FEET; THENCE NORTHERLY 3.66 FEET; THENCE EASTERLY 28.93 FEET TO THE EAST LINE OF SAID LOT 3; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3, SOUTH 00 DEGREES 22 MINUTES 34 SECONDS WEST, 48.47 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

COMMERCIAL PROPERTY #3: COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF LOT 6; THENCE SOUTH 89 DEGREES 29 MINUTES 62 SECONDS EAST 10.06 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 25 MINUTES 42 SECONDS EAST, 20.35 FEET; THENCE (THE NEXT 2 COURSES WILL BE PERPENDICULAR TO PRECEDING COURSE) EASTERLY 19.99 FEET; THENCE SOUTHERLY 20.38 FEET TO THE SOUTH LINE OF SAID LOT 6; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 6 NORTH 89 DEGREES 29 MINUTES 52 SECONDS EAST, 19.99 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE.

Permanent Real Estate Index Numbers: 03-29-347-033-0000

Address of Real Estate: 2-18 S. Dunton Ave., Arlington Heights, IL 60005

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager, this 1st day of July, 2014.

BANBURY METROLOFTS, LLC

By: 

Dennis Hesse

Title: Manager

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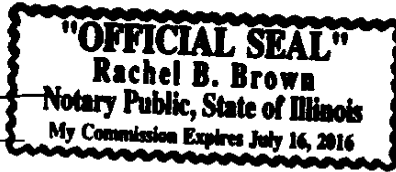
State of Illinois)
) SS.
 County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Dennis Hesse personally known to me to be the Manager of Banbury Metrolofts, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such manager, signed and delivered the said instrument pursuant to authority given by the Members and Manager of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal,
 this 1st day of July, 2014

Rachel B. Brown



 Notary Public



This instrument was prepared by: Andrea S. Bryer
 COHON RAIZES & REGAL LLP
 208 South LaSalle Street, Suite 1860
 Chicago, Illinois 60604

Mail to: Robert Oliver
and BEAULIEU LAW OFFICES, P.C.
tax bills 5339 W. Belmont Avenue
to Chicago, Illinois 60641

~~Send subsequent tax bills to:~~

STATE OF ILLINOIS		REAL ESTATE TRANSFER TAX	
STATE TAX	 JUL. -3. 14	# 0000002097	00800.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	#	FP 103022
COOK COUNTY		REAL ESTATE TRANSFER TAX	
COUNTY TAX	 JUL. -3. 14	# 0000002097	00400.00
	REAL ESTATE TRANSACTION TAX REVENUE STAMP	#	FP 103022

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THAT PART OF THE EAST ONE THIRD OF LOTS 1 AND 2, THE EAST HALF OF LOT 6 AND ALL OF LOT 3 IN BLOCK 26, IN TOWN OF DUNTON (ARLINGTON HEIGHTS), IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY LYING BELOW AN ELEVATION OF 710.90, DESCRIBED AS FOLLOWS:

PARCEL 2: COMMERCIAL PROPERTY #1: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE WEST LINE OF DUNTON AVENUE, SOUTH 00 DEGREES 22 MINUTES 34 SECONDS WEST, 133.11 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 11 SECONDS WEST, 44.22 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 59 SECONDS EAST, 10.58 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE-THIRD OF SAID LOTS 1 AND 2; THENCE ALONG THE WEST LINE OF THE EAST ONE-THIRD OF SAID LOTS 1 AND 2 NORTH 00 DEGREES 21 MINUTES 59 SECONDS EAST, 93.34 FEET; THENCE (THE NEXT 6 COURSES WILL BE PERPENDICULAR TO PRECEDING COURSE) EASTERLY 10.34 FEET; THENCE NORTHERLY 20.13 FEET; THENCE WESTERLY 4.56 FEET; THENCE NORTHERLY 9.24 FEET; THENCE EASTERLY 6.84 FEET; THENCE NORTHERLY 9.16 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES 28 MINUTES 15 SECONDS EAST, 44.24 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3: COMMERCIAL PROPERTY #2, BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 3, NORTH 89 DEGREES 29 MINUTES 52 SECONDS WEST, 113.74 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 29 SECONDS EAST, 28.13 FEET; THENCE (THE NEXT 11 COURSES WILL BE PERPENDICULAR TO PRECEDING COURSE) EASTERLY 26.64 FEET; THENCE NORTHERLY 25.36 FEET; THENCE EASTERLY 5.93 FEET; THENCE SOUTHERLY 25.36 FEET; THENCE EASTERLY 21.99 FEET; THENCE NORTHERLY 8.58 FEET; THENCE EASTERLY 20.42 FEET; THENCE NORTHERLY 7.87 FEET; THENCE EASTERLY 7.64 FEET; THENCE NORTHERLY 3.66 FEET; THENCE EASTERLY 28.93 FEET TO THE EAST LINE OF SAID LOT 3; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3, SOUTH 00 DEGREES 22 MINUTES 34 SECONDS WEST, 48.47 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4: COMMERCIAL PROPERTY #3: COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF LOT 6; THENCE SOUTH 89 DEGREES 29 MINUTES 62 SECONDS EAST 10.06 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 25 MINUTES 42 SECONDS EAST, 20.35 FEET; THENCE (THE NEXT 2 COURSES WILL BE PERPENDICULAR TO PRECEDING COURSE) EASTERLY 19.99 FEET; THENCE SOUTHERLY 20.38 FEET TO THE SOUTH LINE OF SAID LOT 6; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 6 NORTH 89 DEGREES 29 MINUTES 52 SECONDS EAST, 19.99 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.