

# UNOFFICIAL COPY

**PREPARED BY:**

Ice Miller LLP  
250 West Street, Suite 700  
Columbus, Ohio 43215

**MAIL TAX STATEMENTS,  
AND AFTER RECORDING  
RETURN TO:**

95 WA Investor LLC  
875 N. Michigan Ave., Suite 4100  
Chicago, Illinois 60611



Doc#: 1422745075 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/15/2014 03:17 PM Pg: 1 of 6

## SPECIAL WARRANTY DEED

The Grantor SB ARLINGTON FUNDING COMPANY, INC., a Delaware corporation, having its principal office at c/o Global Securitization Services, LLC, 68 South Service Road, Suite 120, Melville, NY 11747 ("**Grantor**") for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, does hereby REMISE, RELEASE, ALIEN and CONVEY to 95 WA INVESTOR LLC, a Delaware limited liability company, having its principal office at 875 N. Michigan Avenue, Suite 4100, Chicago, Illinois 60611 ("**Grantee**") all that certain real estate situated in the Counties of Cook, State of Illinois more particularly described on Exhibit A attached hereto (the "**Real Estate**").

Permanent Real Estate Index Numbers:

08-16-200-103-0000

Common address of the Real Estate:

95 West Algonquin Road  
Arlington Heights, Illinois 60005

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise pertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits of the Real Estate, and all the estate, right, title, or interest whatsoever, of the Grantor, either in law or equity, of, in and to the Real Estate.

TO HAVE AND TO HOLD the Real Estate, with the appurtenances, unto the Grantee, its heirs, successors and assigns forever, SUBJECT TO: (A) any and all rights-of-way, liens, claims, commitments, covenants, agreements and encumbrances of record, (B) any and all matters that would be disclosed by an accurate survey or physical inspection of the Real Estate, (C) applicable local, state and federal laws, ordinances and regulations, including but not limited to building restrictions and zoning laws, and (D) the lien for non-delinquent real estate taxes and assessments.

And Grantor, for itself and its successors, does covenant, promise and agree to and with the Grantee and its successors, that, except for the Permitted Exceptions described on Exhibit B attached hereto, Grantor has not done or suffered to be done, anything whereby the described premises are, or may be, in any manner encumbered or charged, except as recited in this instrument, and that Grantor will warrant and defend the right and title to said tract or parcel of land unto Grantee and the legal representatives, successors, successors-in-title and assigns of Grantee, against the claims of all persons whomsoever claiming by, through, or under Grantor, but against none other.

[A separate signature page follows.]

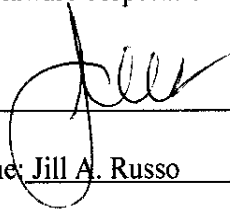
8935757 1 of 14

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective as of the 14 day of August, 2014.

"GRANTOR"

SB ARLINGTON FUNDING COMPANY, INC.,  
a Delaware corporation

By: 

Name: Jill A. Russo

Its: Vice President

STATE OF NEW YORK )

COUNTY OF SUFFOLK )

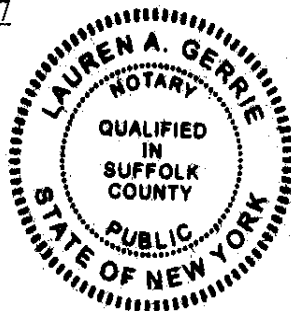
I the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jill A. Russo, the Vice President of SB ARLINGTON FUNDING COMPANY, INC., a Delaware corporation, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and executed the same instrument in his/her authorized capacity, for and on behalf of said entity.

GIVEN under my hand and notarial seal this 12th day of August, 2014.

  
Notary Public

My Commission Expires: 2/19/2017

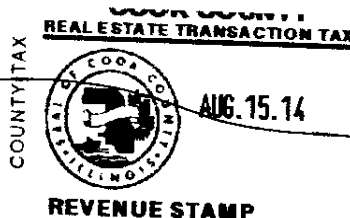
*Cook County*



LAUREN A. GERRIE  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01GE6276584  
Qualified in Suffolk County  
My Commission Expires February 19, 2017



# 0000020688	REAL ESTATE TRANSFER TAX
	1360000
	FP 103037



# 0000020483	REAL ESTATE TRANSFER TAX
	0680000
	FP 103042

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## Exhibit A to Special Warranty Deed

Legal Description

PARCEL 1:

LOT 3

(EXCEPTING THEREFROM THAT PART OF LOT 3 DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTHEASTERLY ALONG A 2541.29 FOOT RADIUS CURVE, BEING ALSO THE NORTHERLY LINE OF SAID LOT 3, THE CENTER OF CIRCLE OF SAID CURVE BEARS ON AN ASSUMED BEARING OF NORTH 47 DEGREES 58 MINUTES 18 SECONDS EAST FROM SAID POINT, CENTRAL ANGLE 2 DEGREES 12 MINUTES 20 SECONDS, 97.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY ALONG SAID CURVE CONCAVE TO THE NORTHEAST RADIUS 2541.29 FEET, CENTRAL ANGLE 11 DEGREES 26 MINUTES 54 SECONDS, 507.78 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG A 30.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST, CENTRAL ANGLE 55 DEGREES 04 MINUTES 09 SECONDS, 28.83 FEET TO A POINT ON A 2551.07 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF SAID CURVE BEARS NORTH 35 DEGREES 00 MINUTE 05 SECONDS EAST FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE, RADIUS 2551.07 FEET, CENTRAL ANGLE 8 DEGREES 26 MINUTES 03 SECONDS, 375.52 FEET TO A POINT ON A 2546.12 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF SAID CURVE BEARS NORTH 42 DEGREES 14 MINUTES 05 SECONDS EAST FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE, RADIUS 2546.12 FEET, CENTRAL ANGLE 2 DEGREES 18 MINUTES 00 SECONDS, 102.21 FEET; THENCE NORTH 40 DEGREES 00 MINUTES 33 SECONDS WEST 56.36 FEET TO THE POINT OF BEGINNING)

IN ARLINGTON PLACE SUBDIVISION, BEING A SUBDIVISION IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers:

08-16-200-103-0000

95 WEST ALGONQUIN RD  
ARLINGTON HEIGHTS, IL 60005

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## Exhibit B to Special Warranty Deed

### Permitted Encumbrances

1. PERMANENT EASEMENT DATED JUNE 29, 1998 AND RECORDED OCTOBER 20, 1998 AS DOCUMENT 98938737 MADE BY AND BETWEEN 95 ALGONQUIN L.L.C., AND THE STATE OF ILLINOIS THRU THE SECRETARY OF THE DEPARTMENT OF TRANSPORTATION GRANTING THE RIGHT, EASEMENT AND PRIVILEGE TO ENTER UPON THE TRACT OF LAND SHOWN ON EXHIBIT 'A' TO INSTALL AND MAINTAIN DETECTOR LOOPS, PAINT STRIPING AND TRAFFIC SIGNAL APPURTENANCES, AND THE TERMS AND CONDITIONS CONTAINED THEREIN.
2. NON-EXCLUSIVE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE AGREEMENT FILED OCTOBER 1, 1979 AS DOCUMENT LR 3121973 AND RECORDED OCTOBER 1, 1979 AS DOCUMENT 25171074 BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 6, 1978 AND KNOWN AS TRUST NUMBER 45170, AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 3, 1979 AND KNOWN AS TRUST NUMBER 47058, URBA-SCHMITT AND KEPPEL, INC., A CORPORATION OF ILLINOIS AND CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 11, 1971 AND KNOWN AS TRUST NUMBER 1069244 REGARDING CONSTRUCTION, USE, LOCATION AND MAINTENANCE OF A PARTY DRIVEWAY ADJOINING LAND AND AMENDED BY INSTRUMENT RECORDED AS DOCUMENT 25893428 AND FILED AS DOCUMENT LR 3218008.
3. RIGHTS OF THE ADJOINING OWNERS TO THE CONCURRENT USE OF THE FOLLOWING EASEMENTS:
  - EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF EASEMENT DATED FEBRUARY 1, 1983 AND RECORDED MARCH 7, 1983 AS DOCUMENT 26527049 AND FILED MARCH 7, 1983 AS DOCUMENT LR. 3296793 BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT NUMBER 47058, AND AS TRUSTEE UNDER TRUST AGREEMENT NUMBER 52304, OVER, UPON AND ACROSS THAT PART OF LOT 2 IN ARLINGTON PLACE SUBDIVISION AFORESAID AS DEPICTED ON EXHIBIT "A", FOR CONSTRUCTING, RUNNING, MAINTAINING AND REPAIRING SANITARY SEWER LINES AND PIPES, IN COOK COUNTY, ILLINOIS.

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4. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DEED FROM ANNA GOEBBERT AS TRUSTEE TO CARL G. KLEHM RECORDED SEPTEMBER 30, 1955 AS DOCUMENT 16378612 RELATING TO PERMISSIBLE USES OF THE LAND.
5. NON-EXCLUSIVE EASEMENTS, COVENANTS AND RESTRICTIONS CONTAINED IN AMENDED AND RESTATED EASEMENT AND OPERATIONS AGREEMENT DATED FEBRUARY 1, 1983 AND RECORDED MARCH 7, 1983 AS DOCUMENT 26527048 AND FILED MARCH 7, 1983 AS DOCUMENT LR. 3296792, FOR CONSTRUCTION, MAINTENANCE AND USE OF A SURFACE WATER DETENTION/RETENTION POND AS PREVIOUSLY DESCRIBED IN AGREEMENT DATED DECEMBER 1, 1979 AND RECORDED JANUARY 4, 1980 AS DOCUMENT 25306989 AND FILED JANUARY 4, 1980 AS DOCUMENT LR. 3139276.
6. SIDEWALK EASEMENT ON THE NORTHEASTERLY 10 FEET OF LAND AS SHOWN ON THE PLAT OF SUBDIVISION FILED AS DOCUMENT LR 3133810 AND RECORDED NOVEMBER 29, 1979 AS DOCUMENT 25261219.
7. EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE ON THE WESTERLY 10 FEET OF LAND AS SHOWN ON THE PLAT FILED AS DOCUMENT LR 3133810 AND RECORDED NOVEMBER 29, 1979 AS DOCUMENT 25261219.
8. EASEMENT OVER THE WESTERLY 10 FEET OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER PROPERTY WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH THE RIGHT TO OVERHANG AERIAL SERVICE WIRES AND THE RIGHT OF ACCESS TO SUCH WIRES CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY AND THEIR RESPECTIVE SECESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION FILED NOVEMBER 29, 1979 AS DOCUMENT LR 3133810 AND RECORDED NOVEMBER 29, 1979 AS DOCUMENT 25261219.
9. EASEMENTS IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY TO INSTALL, MAINTAIN, RENEW, RELOCATE AND REMOVE GAS MAINS, ELECTRIC FACILITIES AND TELEPHONE LINES AS SET FORTH IN THE PLAT OF ARLINGTON PLACE SUBDIVISION RECORDED NOVEMBER 29, 1979 AS DOCUMENT 25261219 AND FILED AS DOCUMENT LR 3133810.
10. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY TO INSTALL, MAINTAIN, RENEW, RELOCATE AND REMOVE ELECTRIC FACILITIES AND TELEPHONE

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LINES AS SET FORTH IN THE GRANT RECORDED MARCH 20, 1980 AS DOCUMENT 25398104 AND FILED MARCH 20, 1980 AS DOCUMENT LR 3151623.

11. EASEMENT IN, UPON, UNDER, OVER AND ALONG THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY FILED AUGUST 17, 1982 AS DOCUMENT LR 3270779.
12. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY 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 GRANT RECORDED/FILED AS DOCUMENT NO. 97480820 RECORDED JULY 2, 1997.
13. TERMS, PROVISIONS AND CONDITIONS OF THE EASEMENT AGREEMENT DATED MARCH 7, 2005 AND RECORDED APRIL 28, 2005 AS DOCUMENT 0511844023, MADE BY AND BETWEEN 85 ALGONQUIN L. L. C., A LIMITED LIABILITY COMPANY AND 95 ALGONQUIN, L. L. C., A LIMITED LIABILITY COMPANY, 95 LLC., GRANTS TO 85 LLC AND THE SUCCESSORS AND ASSIGNS THE RIGHT TO THE NON-EXCLUSIVE USE OF 40 PARKING SPACES ON 95 ALGONQUIN AND TO ACCESS AND EGRESS THERETO.
14. Rights of tenants, as tenants only, under the leases as set forth below, which rights do not include any options to purchase or rights of first refusal to purchase all or any portion of the Real Estate:
  - Lease Agreement by and between SB Arlington Project Corporation, as Lessor, and AT&T Services, Inc., as Lessee, dated June 1, 2010 together with Lease Addendum dated January 1, 2014.
  - Lease Agreement by and between SB Arlington Project Corporation, as Lessor, and Intuit, Inc., as Lessee, dated May 5, 2011 together with Lease Addendum dated August 8, 2011.
  - Lease Agreement by and between SB Arlington Project Corporation, as Lessor, and Liberty Mutual Insurance Company, as Lessee, dated November 29, 2012.