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SPECIAL WARRANTY DEED

8975586 Dr De 1 of 1

THIS INDENTURE, made November 20, 2014, between **SERIES I OF IBT HOLDINGS, LLC**, an Illinois 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 ("**Grantor**") whose address is 2805 Butterfield Rd, Ste 200, Oak Brook, IL 60523, and **SCHAUMBURG PROFESSIONAL CENTER, LLC**, an Illinois limited liability company ("**Grantee**"), whose address is 1474 E. Braymore Circle, Naperville, Illinois 60564.



Doc#: 1432819092 Fee: \$72.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/24/2014 12:40 PM Pg: 1 of 5

This space reserved for Recorder's use only.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, **FOREVER**, all interest in the real estate, situated in the County of Cook and State of Illinois, legally described on **Exhibit A** attached hereto and made a part hereof, whose common address is also shown on **Exhibit A** attached hereto.

Together with all and singular hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either at law or in equity or, in and to the above-described real estate.

TO HAVE AND TO HOLD the said real estate as described above with the appurtenances, unto the Grantee, forever.

And the Grantor, itself and its successors and assigns, does covenant, promise and agree to and with the Grantee and their respective successors and assigns, that Grantor has neither done nor suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor **WILL WARRANT AND DEFEND**, said real estate against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those encumbrances specified on **Exhibit B** attached hereto.

[Signature page follows]

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IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed, the day and year first above written.

Prepared By:
Eugene S. Kraus, Esq.
Scott & Kraus, LLC
150 S. Wacker Drive, Suite 2900
Chicago, IL 60606

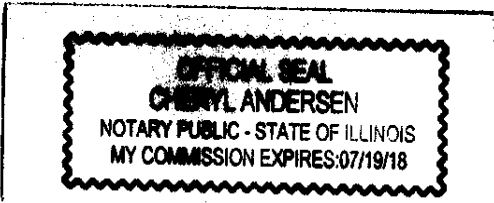
SERIES I OF IBT HOLDINGS, LLC, an Illinois limited liability company

By: *Peter Stickler*
Name: Peter Stickler
Its: Authorized Signatory

STATE OF ILLINOIS)
) **SS.**
COUNTY OF DU PAGE)

I, the undersigned, a notary public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Peter Stickler personally known to me to be the Authorized Signatory of **SERIES I OF IBT HOLDINGS, LLC**, an Illinois limited liability company, and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he being thereunto duly authorized, signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 17 day of November, 2014.



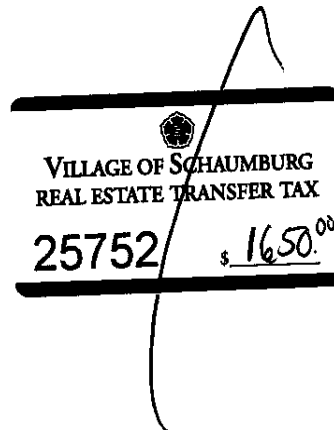
Cheryl Andersen
Notary Public

After Recording Send Deed To:
Schaumburg Professional Center, LLC
1474 E. Braymore Circle
Naperville, Illinois 60564

Send Subsequent Tax Bills to:
Schaumburg Professional Center, LLC
1474 E. Braymore Circle
Naperville, Illinois 60564

REAL ESTATE TRANSFER TAX		24-Nov-2014
	COUNTY:	825.00
	ILLINOIS:	1,650.00
	TOTAL:	2,475.00

07-24-300-010-0000 | 20141101645433 | 1-031-615-104



UNOFFICIAL COPY*Exhibit A***CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1401 008975586 D2

STREET ADDRESS: 1375 EAST SCHAUMBURG ROAD

CITY: SCHAUMBURG

COUNTY: COOK

Illinois 60194

TAX NUMBER: 07-24-300-010-0000

LEGAL DESCRIPTION:

PARCEL 1:

LOT 1 IN HARBOUR LANDING, BEING A RESUBDIVISION OF LOT 1 IN BLOCK 2, BEING A SUBDIVISION OF PART OF THE NORTH 40 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT FOR THAT PART OF LOT 1 AFORESAID, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN HARBOUR LANDING RESUBDIVISION; THENCE SOUTH ON THE EAST LINE OF SAID LOT 1, A DISTANCE OF 20 FEET; THENCE NORTHWESTERLY TO THE NORTH LINE OF LOT 1, 20 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST ON SAID NORTH LINE 20 FEET TO THE POINT OF BEGINNING).

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF THE PARCEL 1 AS CREATED BY CROSS EASEMENT AGREEMENT DATED MAY 19, 1978 AND FILED WITH THE REGISTRAR OF TITLES ON JUNE 7, 1978 AS DOCUMENT NUMBER LR3022474, MADE BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 15, 1976 AND KNOWN AS TRUST NUMBER 50628 AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 15, 1978 AND KNOWN AS TRUST NUMBER 54022, AS AMENDED BY AGREEMENT FILED AUGUST 21, 1987 AS DOCUMENT LR3645460 AND RECORDED AUGUST 24, 1987 AS DOCUMENT 87465742, AND BY AGREEMENT FILED FEBRUARY 5, 1988 AS DOCUMENT LR3686052, AND BY AGREEMENT RECORDED MAY 23, 2011 AS DOCUMENT NUMBER 1114355096, FOR INGRESS AND EGRESS, MAINTENANCE AND REPAIR OF GROUND UTILITIES, AND PEDESTRIAN AND VEHICULAR TRAFFIC IN, ON OVER AND ACROSS ALL THE PARKING AREAS, DRIVES, WALKING AREAS AND WALKWAYS AND ENTRANCES AND EXITS OF THE FOLLOWING DESCRIBED LAND

LOT 2 IN HARBOUR LANDING, BEING A RESUBDIVISION OF LOT 1 IN BLOCK 2 BEING A SUBDIVISION OF THE NORTH 40 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

SUBJECT TO:

1. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING.
2. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS 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. LR2670828 .
3. EASEMENT IN FAVOR OF ILLINOIS BELL TELEPHONE COMPANY AND 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. LR3053268.
4. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS 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. LR2983419.
5. BUILDING LINE(S) AS SHOWN ON THE PLAT OF SUBDIVISION AFFECTING THE NORTH 28 FEET AND EAST 28 FEET OF THE LAND.
6. CROSS EASEMENT AGREEMENT DATED MAY 19, 1978 AND FILED JUNE 7, 1978 AS DOCUMENT NUMBER LR3022474 MADE BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NO. 50628 AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NO. 54022, CREATING AND GRANTING NON-EXCLUSIVE RECIPROCAL EASEMENTS FOR, BUT NOT LIMITED TO, INGRESS, EGRESS AND UTILITY MAINTENANCE, AND THE TERMS AND PROVISIONS THEREOF.

AS AMENDED BY AGREEMENT FILED AUGUST 21, 1987 AS DOCUMENT LR3645460 AND RECORDED AUGUST 24, 1987 AS DOCUMENT 87465742 AND BY AGREEMENT FILED FEBRUARY 5, 1988 AS DOCUMENT LR3686052 AND BY AGREEMENT RECORDED MAY 23, 2011 AS DOCUMENT NUMBER 1114355096.

7. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT

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CREATING SAID EASEMENT. (B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.

8. NOTHING CONTAINED HEREIN SHOULD BE CONSTRUED AS INSURING THE EXACT LOCATION OR DIMENSIONS OF THE EASEMENT DESCRIBED AS PARCEL 2 OF SCHEDULE A.

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