



Doc#: 1436519117 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/31/2014 01:52 PM Pg: 1 of 5

**THIS DOCUMENT WAS
PREPARED BY AND
AFTER RECORDING
RETURN TO:**

The Law Offices of Gregory S. Gann)
A Professional Corporation)
Gregory S. Gann, Esq.)
1480 Renaissance Drive, Suite 201)
Park Ridge Illinois 60068)
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8976533 - Tms (2 of 4)

SPECIAL QUIT CLAIM DEED

THIS SPECIAL QUIT CLAIM DEED (the "Deed"), is made as of this 23rd day of December, 2014, by Woodfield Green Executive Centre LLC., an Illinois limited liability company (the "Grantor"), having an office at 1920 Thoreau Dr, Schaumburg, Illinois to Woodfield Green, LLC, a Delaware limited liability company (the "Grantee"), having an office at 19920 Thoreau Drive, Suite 175, Schaumburg, Illinois.

WITNESSETH:

That the Grantor for and in consideration of the sum of TEN and 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does **GRANT, REMISE, RELEASE, ALIEN, SELL AND CONVEY** unto the Grantee and its successors and assigns **FOREVER**, all of the real estate, situated in the County of Cook and State of Illinois commonly known as 1920-1930 Thoreau Drive, Schaumburg, Illinois and is legally described on **Exhibit A** attached hereto and made a part hereof together with the building structures, fixtures, and other improvements located on said real estate (the "Property"), subject only to those matters described on **Exhibit B** attached hereto and made a part hereof (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property subject only to the Permitted Exceptions, unto the Grantee and its successors and assigns forever.

Grantor does covenant, promise and agree, to and with the Grantee and its successors and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited, except for claims arising under or by virtue of the Permitted Exceptions.

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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents on the date first set forth above.

GRANTOR:

Woodfield Green Executive Centre, LLC
An Illinois limited liability company

By: *Chet Balder*

Name: Chet Balder

President Hyperion Real Estate Company

Title Manager

Exempt under the provisions of Paragraph e,
Section 4 Real Estate Transfer Tax Act

12/24/2014
Date

[Signature]
Buyer Representative

12/23/14
VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
25899 \$ 0

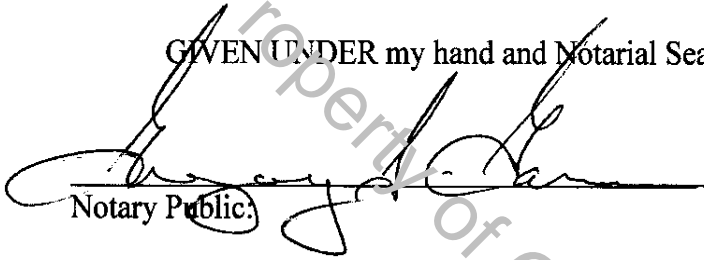
Property of Cook County Clerk's Office

UNOFFICIAL COPY

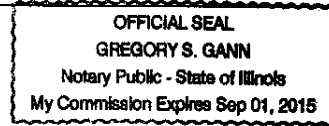
STATE OF ILLINOIS)
)
 COUNTY OF COOK) **ss:**

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Chet Balder, as Manager of Woodfield Green Executive Centre, LLC., a limited liability company (the "Grantor"), personally known to be to be the same person whose name is subscribed to the foregoing instrument as such , appeared before me this day in person and acknowledged he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of the Grantor, for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal this 23rd day of December, 2014.


 Notary Public.

Commission Expiration:



Property of Cook County Clerk's Office

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Exhibit A to Special Quit Claim Deed

Legal Description

Parcel I:

Lots 4 and 5, in Walden International, being a subdivision of part of fractional Section 1 and part of the North half of Section 12, both in Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel II:

An easement appurtenant for the benefit of Parcel I as created by declaration of protective covenants recorded March 28, 1980 as document no. 25406331, as modified by amendment to declaration of protective covenants recorded July 3, 2001 as document no. 0010588003, for ingress, egress, drainage and access to utilities as specified therein, all as contained within Walden International Subdivision.

Parcel III:

An easement appurtenant for the benefit of Parcel I as created by agreement recorded June 13, 1983 as document no. 26640290 for underground general utility purposes and ingress and egress, as specified therein, all as contained within Walden International Subdivision.

Address: 1920-1930 Thoreau Drive
Schaumburg, Illinois 60173

PINS: 07-12-101-017-0000 (Vol. 187)
07-12-101-018-0000 (Vol. 187)

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STATEMENT BY GRANTORS AND GRANTEES

The grantors, or their agent, affirm that, to the best of their knowledge, the names of the grantees as shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated this 23rd day of December, 2014

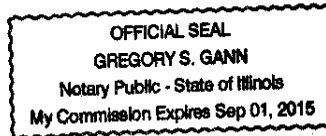
[Handwritten Signature]

Grantor or Agent

SUBSCRIBED AND SWORN TO
before me by said Grantor this

23rd day of December

[Handwritten Signature]



The grantees, or their agent, affirm that, to the best of their knowledge, the names of the grantees as shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated this 23rd day of December, 2014

[Handwritten Signature]

Grantee or Agent

SUBSCRIBED AND SWORN TO
before me by said Grantee this

23rd day of December

[Handwritten Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]