

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

(ILLINOIS)



Doc#: 1505716050 Fee: \$52.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/26/2015 03:45 PM Pg: 1 of 8

Doc#: 0903305116 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/02/2009 03:33 PM Pg: 1 of 6

384

THIS INDENTURE made this 21st day of October, 2008 between Dale Carlson, as to a 3.16% undivided interest, 7944 68th Loop SE, Olympia, WA 95126, as Grantors, and Sun CP 25, LLC, an Illinois limited liability company, as to a 3.16% undivided interest, as Grantee

WITNESSETH, the Grantors, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE ALIEN AND CONVEY unto the Grantee and to the Grantee's heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Legal Description Attached Hereto as Exhibit A

PIN: PIN: 03-14-407-006-0000

COMMON ADDRESS: 5110-6360 Capitol Drive Wheeling, Illinois 60090

Together with all and singular the hereditament and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, unto the Grantee, either in law or in equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee and to the Grantee's heirs and assigns forever.

And the Grantors, for itself and its successors and assigns, does covenant, promise and agree, to and with Grantee, and Grantee's heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be in any manner encumbered or charged, except as herein recited; and that the said premises hereby granted are, or may be in any manner encumbered or charged, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND, subject to those exceptions set forth on Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

IN WITNESS WHEREOF, Grantors have caused its name to be signed the date and year first above written.

Sun CP 25, LLC, an Illinois limited liability company

FIRST AMERICAN TITLE

ORDER # 361098-006

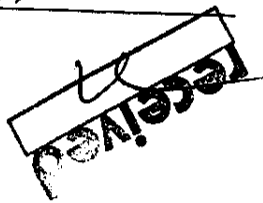
Lkales

By: Dale Carlson
Dale Carlson
Its: Manager

Dale Carlson

Dale Carlson

602 9 672896



RECEIVED

This document is being re-recorded in order to correct an incorrect signature block.

8
5

UNOFFICIAL COPY

STATE OF Washington)
) SS
COUNTY OF Thurston

I, Debi J. Word, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Dale Carlson, personally known to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the said instrument as a free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 20th day of October, 2008.

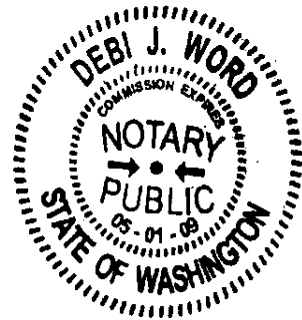
Commission expires: 05-01-09.

Debi J. Word
NOTARY PUBLIC

Exempt under provisions of Paragraph E
Section 31-45, Property Tax Code.

10/21/08
Date

Dale Carlson
Buyer, Seller or Representative



THIS INSTRUMENT WAS PREPARED BY: Alpha Title Agency, Inc., 3522 Old Milton Parkway, Alpharetta, GA 30005

Mail to:
Alpha Title Agency, Inc.
3522 Old Milton Parkway
Alpharetta, GA 30005
File No. C08-07-002 F

Name and Address of Taxpayer:
Sun CP 25, LLC
c/o
Grubb & Ellis Management Services, Inc.
500 West Monroe Street, Suite 2800
Chicago, IL 60661
Attn: Director of Management Services

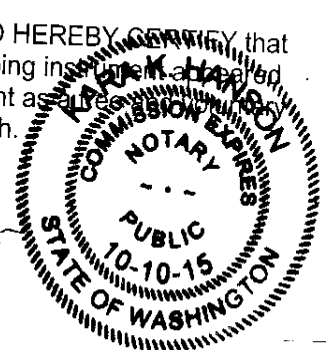
STATE OF WASHINGTON)
)
COUNTY OF Pierce

I, Kara K. Hansen, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Dale Carlson, personally known to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the said instrument as a free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 23rd day of January, 2015.

Commission expires: 10-10-15

Kara K. Hansen
NOTARY PUBLIC



UNOFFICIAL COPY

Exhibit A

5110-6360 Capitol Drive, Wheeling, Illinois 60090
PIN: 03-14-407-006-0000

Lot 1 in Fresh-N-Go Subdivision being a subdivision in the southeast quarter of Section 14, Township 42 North, Range 11 East of the Third Principal Meridian according to the plat thereof recorded May 7, 2002, as Document Number 0020519803 in Cook County, Illinois.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit B**Permitted Exceptions**

1. General taxes for the year 2008 and subsequent years.
2. Building lines as shown on the plat of subdivision recorded as document 0020519803.
3. Sanitary Sewer Easement as contained in the Plat of Freed & Grais Subdivision recorded as Document 87003341, and the Plat of Subdivision of Fresh-N-Go Subdivision recorded as Document 0020519803.
4. Water Main Easement as contained in the Plat of Freed & Grais Subdivision recorded as Document 87003341, and the Plat of Subdivision of Fresh-N-Go Subdivision recorded as Document 0020519803.
5. Blanket easement in favor of the Village of Wheeling to maintain, repair and replace storm water drainage lines and sanitary sewer and potable water transmission lines and related facilities, as contained in Grant recorded as Document 87545880, as partially vacated by Resolution recorded as Document 99622581, and further disclosed by Plat of Fresh-N-Go Subdivision recorded as Document 0020519803.
6. Easement in favor of the Village of Wheeling to maintain, repair and replace storm water drainage lines and sanitary sewer and potable water transmission lines and related equipment and facilities, as contained in Grant recorded as Document 87003342.
7. Notation on the Plat of Subdivision of Fresh-N-Go Subdivision recorded as document 0020519803, as follows:

Detention, retention and drainage facilities shall be maintained by a land owner's association created pursuant to recorded Declaration of Protective Covenants recorded as Document 97339604.
8. Easement in favor of Commonwealth Edison Company for pole lines, conduits and maintenance purposes granted by Document 00305074, recorded on May 2, 2000.
9. Covenants, conditions and restrictions contained in Declaration of Protective Covenants for Capitol Commerce Center recorded May 14, 1997 as Document 97339604.

First Amendment to Declaration of Protective Covenants for Capitol Commerce Center recorded December 15, 1997 as Document 97940242.

Second Amendment to Declaration of Protective Covenants for Capitol Commerce Center recorded July 3, 2002 as Document 0020738304.
10. Mortgage, Assignment of Rents and Leases and Financing Statement from Sun Capitol, LLC to Home National Bank dated October 21, 2008, filed October 29, 2008, as document number 0831329058, in the original principal amount of \$3,965,000.00.

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, 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 October 20, 2008

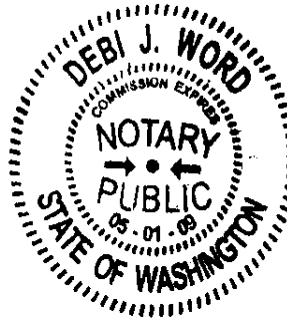
Signature _____

Dale Carlson

Subscribed and sworn to before me by the said affiant this 20th day of October, 2008.

Notary Public _____

SEAL



The grantee or his agent affirms and verified that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, 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 acquired and hold title real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated October 20, 2008

Signature _____

Dale Carlson

Manager of Sun CP 25, LLC, an Illinois limited liability company

Subscribed and sworn to before me by the said affiant this 20th day of October, 2008.

Notary Public _____

SEAL



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



255 W. Dundee Road
Wheeling, Illinois 60090
(847) 459-2600 • Fax (847) 459-9692

VILLAGE OF WHEELING TRANSFER CERTIFICATE

The undersigned, pursuant to the authority granted under Title 15, Chapter 15.38 of the Wheeling Municipal Code hereby certifies that the owner of the property commonly known as 6250 CAPITOL paid in full all water, sewer, garbage fees, local ordinance fines, citations and penalties related to this parcel as of the most recent billing and final meter reading.

THIS CERTIFICATE SHALL BE VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ITS ISSUANCE.

ANY WATER, SEWER, GARBAGE FEE OR PENALTY THAT ACCRUES AFTER THE ISSUANCE OF A TRANSFER CERTIFICATE AND PRIOR TO CLOSING WILL AUTOMATICALLY BE TRANSFERRED TO THE BUYER IF NOT PAID BY THE SELLER AT CLOSING.

By: *Carol Tress*

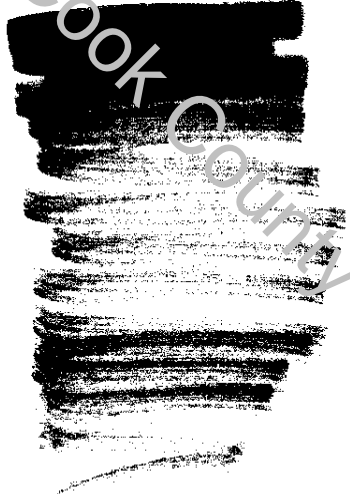
Name: Carol Tress

Title: Utility Billing and Revenue Collection Coordinator

Date: 10/15/2008

UNOFFICIAL COPY

Property of Cook County Clerk's Office



SEARCHED
INDEXED
SERIALIZED
FILED
DEC 20 2016
FBI - CHICAGO

RECORDED
INDEXED
DEC 20 2016
FBI - CHICAGO

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, 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: June 23rd, 2015.

Signature: *Dale Carlson*
Dale Carlson

Subscribed and sworn to before me by the said Grantor this 23rd day of January, 2015.

Notary Public *Kara K. Hanson*



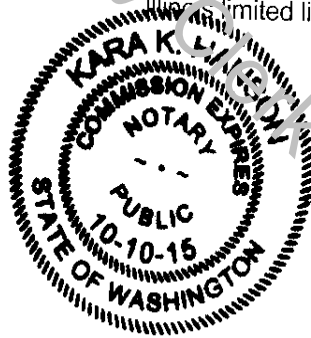
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated: June 23, 2015.

Signature: *Dale Carlson*
Dale Carlson
Manager of Sun CP 25, LLC, an Illinois limited liability company

Subscribed and sworn to before me by the said Grantee this 23rd day of January, 2015.

Notary Public *Kara K. Hanson*



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.]