



Doc#: 1520342031 Fee: \$64.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 07/22/2015 10:47 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

THAT, PARK RIDGE OFFICE PROPERTY L.L.C., an Illinois limited liability company, whose address is 6400 Shafer Court, Suite 325, Rosemont, IL 60018 ("Grantor"), for good and valuable consideration, GRANTS, WITH SPECIAL WARRANTY COVENANTS to VEQUITY LLC-SERIES XV 115 NWH, an Illinois series limited liability company, whose address is 400 N. State Street, Suite 400, Chicago, IL 60654 ("Grantee"), the following described property (the "Property") situated in the City of Park Ridge, Cook County, Illinois, described as:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER WITH: All buildings, tenements, hereditaments, appurtenances, easements and improvements belonging or in any way appertaining thereof; and

1. SUBJECT TO: (a) General Real Estate Taxes for the year 2014 and subsequent years, which are not yet due and payable; and
2. Such other matters as a current ALTA survey would show.

TO HAVE AND TO HOLD, the Premises, subject to the aforesaid encumbrances, unto Grantee, Grantee's successors and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the aforesaid encumbrances, unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

Dated this 3rd day of June, 2015.

GRANTOR:

PARK RIDGE OFFICE PROPERTY L.L.C., an Illinois limited liability company

By: Marie N. Cowhey
Name: Marie N. Cowhey
Title: Manager

REAL ESTATE TRANSFER TAX	08-Jul-2015
COUNTY:	325.00
ILLINOIS:	650.00
TOTAL:	975.00
09-26-425-047-0000 20150601692186 1-081-938-816	



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 40747

Box 400

S N
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INT ID

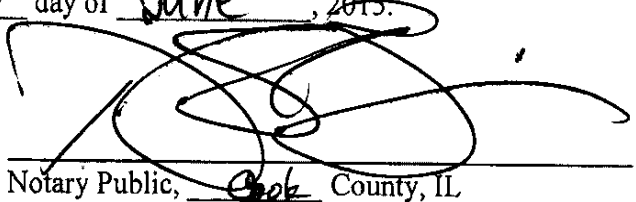
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UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF Cook) ss.
)

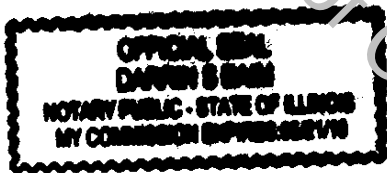
I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that Marie N. Cowhey, Manager of **PARK RIDGE OFFICE PROPERTY L.L.C., an Illinois limited liability company**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument for and on behalf of **PARK RIDGE OFFICE PROPERTY L.L.C., an Illinois limited liability company**.

Given under my hand and seal this 3rd day of June, 2015.



Notary Public, Cook County, IL

My commission expires: 5/21/18



DRAFTED BY AND WHEN RECORDED RETURN TO:	SEND TAX BILLS TO:
Patricia Gregory Pachter Gregory & Raffaldini 790 Estate Drive, Ste 150 Deerfield, Illinois 60015	Vequity, LLC 400 N. State Street, Suite 400 Chicago, IL 60654 Attn: Ryan Murphy

PIN#: 09-26-425-047-0000
09-26-425-048-0000

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EXHIBIT "A"

Legal Description

THE NORTHWESTERLY 11.0 FEET OF LOT 3 AND ALL OF LOT 4 (EXCEPT THE NORTHWESTERLY 11.0 FEET THEREOF) IN BECKENS SUBDIVISION OF LOT 9 IN BLOCK 6 IN PENNY AND ROOTS SUBDIVISION OF BLOCKS 6 AND 7 IN PENNY AND MEACHAMS SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 09-26-425-047

09-26-425-048

115 N. Northwest Highway, Park Ridge, IL 60068

Property of Cook County Clerk's Office