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201512599



Doc#: 1521842041 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/08/2015 01:20 PM Pg: 1 of 3

This Instrument was prepared by:

David H. Gunning II, Esq.
McDonald Hopkins LLC
600 Superior Ave., E., Suite 2100
Cleveland, OH 44144

After recording, mail to:

D. Lee Padgitt
Padgitt, Padgitt & Peppey Ltd.
560 Green Bay Road, Suite 100
Winnetka, IL 60093

SPECIAL WARRANTY DEED

THIS INDENTURE, made effective as of the ___ day of July, 2015 by **APPLELAND II, LLC**, an Illinois limited liability company ("Grantor"), whose address is 741 Centre View Boulevard, Crestview Hills, KY 41017, in favor of **WALKER BROS. SCHAUMBURG #7 LLC**, an Illinois limited liability company ("Grantee"), whose address is 200 Marriott Drive, Lincolnshire, IL 60069.

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents grant, bargain, sell, alien, remise, release, and confirm unto Grantee and its heirs and assigns FOREVER, the certain parcel of land, situate, lying and being in Cook County, Illinois, commonly known as 18 S. Roselle, Schaumburg, Illinois 60193 more particularly described on **Exhibit A** and by this reference incorporated herein (the "**Property**"), subject however, to: general taxes; special taxes and assessments for 2014 and subsequent years; building lines and building restrictions of record; zoning and building laws and ordinances; public and utility easements; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any; and acts done or suffered by or through Grantee.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title and interest, claim or demand whatsoever of the Grantor, either in law or equity, of, in and to the above described Property.

TO HAVE AND TO HOLD the said Property unto Grantee and its heirs and assigns to the sole and only proper use, benefit and behalf of Grantee, its heirs and assigns, FOREVER, and

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VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
27304 \$1325.00

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IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered as of the date first above written.

APPLELAND II, LLC, an Illinois limited liability company

By: W. Curtis Smith
Name: W. Curtis Smith
Title: Manager

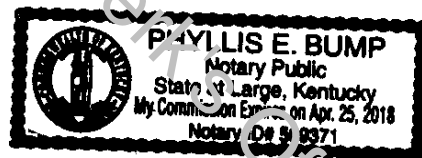
STATE OF Kentucky
COUNTY OF Kenton



The foregoing instrument was acknowledged before me this 22 day of July, 2015, by W. Curtis Smith, as Manager of Appleland II, LLC, an illinois limited liability company. He is personally known to me or has produced a driver's license as identification.

Phyllis Bump
Notary Public
Print Name: Phyllis Bump

Send future tax bills to:

Walker Bros. Schaumburg #7 LLC
200 Marriott Drive
Lincolnshire, IL 60069



REAL ESTATE TRANSFER TAX		24-Jul-2015	
	COUNTY:	662.50	
	ILLINOIS:	1,325.00	
	TOTAL:	1,987.50	
07-22-301-051-0000 20150701609370 0-702-634-880			

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 6 IN TOWN SQUARE RESUBDIVISION, BEING A RESUBDIVISION IN PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 1996 AS DOCUMENT NUMBER 96847770, IN THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE PERPETUAL EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER AND UPON THE RING ROAD FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN DECLARATION OF EASEMENTS AND PROTECTIVE COVENANTS RECORDED MAY 5, 1996 AS DOCUMENT 96328988, AND FIRST AMENDMENT TO DECLARATION OF EASEMENTS AND PROTECTIVE COVENANTS FOR TOWN SQUARE SHOPPING CENTER RECORDED MAY 28, 1997 AS DOCUMENT 97377291 AND SECOND AMENDMENT TO DECLARATION OF EASEMENTS AND PROTECTIVE COVENANTS FOR TOWN SQUARE SHOPPING CENTER RECORDED JULY 21, 1998 AS DOCUMENT 98630985.

COMMONLY KNOWN AS: 18 S. ROSELLE, SCHAUMBURG, ILLINOIS 60193

P.I.N.: 07-22-301-051-0000

RD