

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

CT

15 JTS 15353 OSK  
CB 10/1



Doc#: 1526518016 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/22/2015 09:02 AM Pg: 1 of 3

THIS INDENTURE, made this 2<sup>nd</sup> day of July 2015, between **BB PAD HOLDINGS V, LLC**, an Illinois Limited Liability Company duly authorized to transact business in the State of Illinois, the GRANTOR and **PPRE LLC**, the GRANTEE.

WITNESSETH, that the said GRANTOR, for and in consideration of TEN & 00/100 DOLLARS (\$10.00) and other valuable consideration in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, and by these presents does REMOVE, RELEASE, ALIEN AND CONVEY unto the said GRANTEE, and to his/her heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of ILLINOIS known and described as follows, to wit:

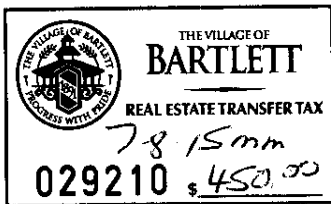
PLEASE SEE THE LEGAL DESCRIPTION ATTACHED HERETO

*SUBJECT TO:* general taxes for 2015 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; existing leases or tenancies; the mortgage or trust deed, if any as described in Paragraph 2 above; acts done or suffered by or through the Buyer. However, special taxes or easements, if any, for improvements not yet completed shall be paid by Seller at closing. This sale shall be closed at office of title insurance company of Seller's attorney's office as agreed or in escrow with the title company issuing the title commitment by deed and money escrow fee to be divided between Seller and Buyer. Seller and/or Buyer will pay their respective brokers' commissions as provided in their respective representation agreements or contracts and shall provide waiver of Brokers' liens at closing.

Permanent Real Estate Index Number(s): 06-27-403-013-0000  
Address of Real Estate: 555 W. Lake Street, Bartlett, IL. 60103

Together with all and singular the hereditaments and appurtenances thereto 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, of the said GRANTOR, either in law or equity, of, in and to the above described, with the appurtenances, unto the said GRANTEE, her/his heirs and assigns forever.

And the said GRANTOR, for itself and its successors, does covenant, promise and agree to and with said GRANTEE, his/her 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. Subject as aforesaid, GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, his heirs or 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.



### REAL ESTATE TRANSFER TAX

17-Aug-2015



COUNTY:	75.00
ILLINOIS:	150.00
TOTAL:	225.00

06-27-403-013-0000 | 20150701603051 | 1-605-658-496

CCRD REVIEWER

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Permanent Real Estate Index Number(s): 06-27-403-013-0000  
Address of Real Estate: 555 W. Lake Street, Bartlett, IL 60103

In Witness Whereof, said GRANTOR has caused its name to be signed to these presents by Jeff Galus, the designated closing agent of BB PAD Holdings V, LLC, an Illinois Limited Liability Company.

BB PAD HOLDINGS V, LLC, an Illinois Limited Liability Company

By [Signature]  
Jeff Galus, Designated Agent

STATE OF ILLINOIS )  
COUNTY OF COOK )ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeff Galus, personally known to me to be the closing agent of BB PAD Holdings V, LLC, an Illinois limited liability company and personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that as such closing agent he/she signed and delivered the said instrument as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal this 2nd day of July, 2015.



[Signature] (NOTARY PUBLIC)

This instrument was prepared by: Jeffrey T. Cernex  
1701 East Lake Avenue, # 460  
Glenview, IL 60025

MAIL TO: PPRE LLC  
1701 E. Woodfield Rd  
Suite 327  
Schaumburg, IL 60173  
SEND TAX BILLS TO: PPRE  
1701 E. Woodfield Rd  
Suite 327  
Schaumburg, IL 60173

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## LEGAL DESCRIPTION:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF U.S. ROUTE 20 WITH THE CENTER LINE OF BARTLETT ROAD; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF BARTLETT ROAD A DISTANCE OF 250.80 FEET; THENCE SOUTHEASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 100 DEGREES 18 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 230.49 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE CENTER LINE OF BARTLETT ROAD A DISTANCE OF 250.82 FEET TO THE CENTER LINE OF U.S. ROUTE 20; THENCE NORTHWESTERLY ALONG SAID CENTER LINE, BEING ALONG A CURVE TO THE RIGHT A DISTANCE OF 52.79 FEET; THENCE NORTHWESTERLY ALONG SAID CENTER LINE BEING TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 177.7 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF U.S. ROUTE 20 WITH THE CENTER LINE OF BARTLETT ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY; THENCE ON AN ASSUMED BEARING OF NORTH 12 DEGREES 55 MINUTES 00 SECONDS EAST ALONG THE CENTER LINE OF BARTLETT ROAD 250.80 FEET TO THE NORTHWEST CORNER OF THE SAID ABOVE DESCRIBED PROPERTY; THENCE SOUTH 66 DEGREES 47 MINUTES 00 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID DESCRIBED PROPERTY 30.47 FEET TO THE EASTERLY LINE OF BARTLETT ROAD AS MONUMENTED AND OCCUPIED; THENCE SOUTH 12 DEGREES 55 MINUTES 00 SECONDS WEST ALONG SAID EASTERLY LINE OF BARTLETT ROAD 174.90 FEET TO A POINT; THENCE SOUTH 26 DEGREES 55 MINUTES 00 SECONDS EAST 38.39 FEET; THENCE SOUTH 66 DEGREES 45 MINUTES 00 SECONDS EAST 108.01 FEET; THENCE SOUTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE NORTH, RADIUS 11,409.17 FEET, CENTRAL ANGLE 00 DEGREES 20 MINUTES 11 SECONDS, 67 FEET TO THE EASTERLY LINE OF SAID DESCRIBED PROPERTY; THENCE SOUTH 12 DEGREES 55 MINUTES 00 SECONDS WEST ALONG SAID EASTERLY LINE 50.90 FEET TO THE CENTER LINE OF U.S. ROUTE 20, SAID POINT BEING ON A 11,409.11 FOOT RADIUS CURVE, THE CENTER OF THE CIRCLE OF SAID CURVE BEARS NORTH 22 DEGREES 59 MINUTES 11 SECONDS EAST FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE 52.79 FEET, CENTRAL ANGLE 00 DEGREES 15 MINUTES 50 SECONDS ALONG SAID CENTER LINE OF U.S. ROUTE 20; THENCE NORTH 66 DEGREES 45 MINUTES 00 SECONDS WEST ALONG SAID CENTER LINE OF U.S. ROUTE 20, A DISTANCE OF 177 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office