

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois)

MAIL TO:

Di Monte & Lizak, LLC
216 Higgins Road
Park Ridge, Illinois 60068
Attn: Lee T. Poteracki

NAME AND ADDRESS OF TAXPAYER:

Riverpoint Property Trust, LLC
d/b/a Riverpoint Property, LLC
2111 Pratt Boulevard
Elk Grove Village, IL 60007

GREATER METROPOLITAN TITLE, LLC
175 E. HAWTHORN PARKWAY, SUITE 135
VERNON HILLS, IL 60061

FILE# 15-01710



Doc#: 1534850057 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/14/2015 03:09 PM Pg: 1 of 3

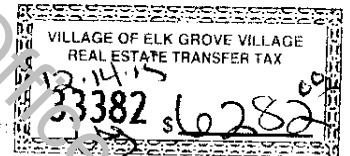
RECORDER'S STAMP

THE GRANTOR, OTEPW LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, of the Village of Elk Grove Village, County of Cook, for and in consideration of Ten and No/100 Dollars and other good and valuable consideration in hand, paid, and pursuant to the authority of the president of said corporation, by these presents does CONVEY AND WARRANT TO RIVERPOINT PROPERTY TRUST, LLC, a Delaware limited liability company ("Grantee"), created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, with an address of 2111 Pratt Boulevard, Elk Grove Village, Illinois 60007, the following described real estate ("Property"), situated in the County of Cook and State of Illinois known and described as follows to wit:

LOTS 1 AND 2 IN BERTHOLD SUBDIVISION IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1973 AS DOCUMENT 22476125, IN COOK COUNTY, ILLINOIS.

PINS: 08-34-300-049-0000 and 08-34-300-050-0000

PROPERTY ADDRESS: 2025 Tonne Road, Elk Grove Village, Illinois 60007



SUBJECT ONLY TO: (1) the lien of all ad valorem real estate taxes and assessments which are not due and payable as of the date of Closing; (2) local, state and federal laws, ordinances or governmental regulations, including but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Property; (3) all matters created by or through Grantee, including claims against Grantee; (4) all matters disclosed on the Plat of Survey prepared by Alan J. Coulson, P.C. dated June 30, 2015; (5) Lease from Grantee to Wigdahl Electric Company of even date herewith; and (6) those matters set forth on Exhibit A attached hereto and by this reference incorporated herein.

TO HAVE AND TO HOLD the Real Estate FOREVER.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to those presents by its Manager the day and year first above written.

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DATED: December 14, 2015

OPEPW LLC, an Illinois limited liability company


By: 
DAVID A. WIGDAHL

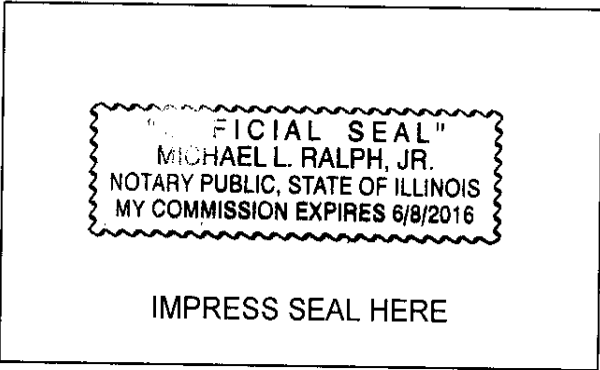
Its: Manager



STATE OF ILLINOIS)
) ss:
COUNTY OF LAKE)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, does hereby certify, that DAVID A. WIGDAHL, as Manager of OPEPW LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntarily act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 14th day of December, 2015.


Notary Public
My commission expires on Tue 8 , 20 16 .



REAL ESTATE TRANSFER TAX		14-Dec-2015
		COUNTY: 1,047.00
		ILLINOIS: 2,094.00
		TOTAL: 3,141.00
08-34-300-049-0005 20151201652024 0-941-102-144		

COOK COUNTY - ILLINOIS TRANSFER STAMP

* If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME and ADDRESS OF PREPARER:
Michael L. Ralph, Jr.
175 E. Hawthorn Parkway - Suite 345
Vernon Hills, IL 60061

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____ SECTION 4, REAL ESTATE TRANSFER ACT

DATE: _____

Signature of Buyer, Seller or Seller Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

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EXHIBIT A
TO
WARRANTY DEED

PERMITTED EXCEPTIONS

Schedule B-II Exceptions as appear on the title commitment issued by Chicago Title Insurance Company as Commitment No. 15-0540 dated November 10, 2015: 15, 16, 17 and 24.

Property of Cook County Clerk's Office