

# UNOFFICIAL COPY



Doc#: 1612304000 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/02/2016 09:27 AM Pg: 1 of 5

## SPECIAL WARRANTY DEED

① 15NW 220055163  
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Above Space for Recorder's use only

THIS SPECIAL WARRANTY DEED is made as of the 6<sup>th</sup> day of April, 2016, between:

**CODE 4, LLC**, an Illinois limited liability company having an office at c/o Affiliated Realty and Management Company, 1720 W. Algonquin Road, Suite 200, Mt. Prospect, Illinois 60056, as "Grantor", and

**VF CENTER INVESTMENTS LLC**, a Delaware limited liability company having an office at 477 Elm Place, Highland Park, Illinois 60035 as "Grantee".

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does REWISE, RELEASE, ALIEN and CONVEY forever unto:

VF CENTER INVESTMENTS, LLC, a Delaware limited liability company

the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with the improvements thereon and Grantor's right, title and interest in and to the rights, privileges, easements and appurtenances thereunto belonging, or in any wise appertaining;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, and its respective successors and assigns, forever.

And Grantor, for it and its successors and assigns, does covenant, promise and agree, to and with Grantee, and Grantees' respective successors and assigns, that Grantor has not done or suffered to be done, anything whereby the said premises hereby granted are 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 Grantor but none other, Grantor **WILL WARRANT AND DEFEND**, subject to the "Permitted Exceptions" set forth on Exhibit "B" attached hereto and made a part hereof.

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**BOX 333-CT**

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Permanent Real Estate Numbers: 09-19-217-030-0000 (Lot 80)  
09-19-217-031-0000 (Lot 79)

Addresses of real estate: 554-570 E. Algonquin Road  
Des Plaines, Illinois 60016

In Witness Whereof, Grantor has executed this Special Warranty Deed to be effective as of, and delivered to Grantee on, the date first above written.


**DES PLAINES**  
 ILLINOIS  
 573

Real Estate Transfer Tax  
 03/13/16  
 NO. 60193  
 \$2.00 per \$1,000.00  
 554-570 E ALGONQUIN  
 CITY OF DES PLAINES

GRANTOR:

**CODE 4, LLC,**  
an Illinois limited liability company



By: **Affiliated Realty and Management Company**  
an Illinois corporation  
Its: **Manager**

By: *Mark Kipnis*

Name: Mark Kipnis

Title: Vice-President

**REAL ESTATE TRANSFER TAX** 08-Apr-2016

	<b>COUNTY:</b>	149.00
	<b>ILLINOIS:</b>	298.00
	<b>TOTAL:</b>	447.00


09-19-217-030-0000 | 20160201666692 | 1-388-846-656

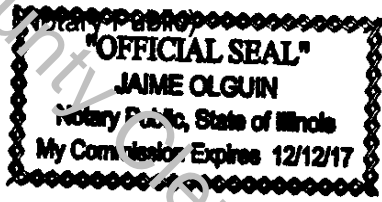
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STATE OF ILLINOIS        )  
  ) ss.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Mark Kipniz, personally known to me to be Vice President of Affiliated Realty and Management Company, an Illinois corporation, the Manager of Code 4, LLC, an Illinois limited liability company, and 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 as such Vice-President, s/he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation and Members and Manager of said company, as her/his free and voluntary act, and as the free and voluntary act and deed of said corporation and company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6<sup>th</sup> day of April, 2016.

  
\_\_\_\_\_  
Printed Name: Jaime Olguin



**THIS INSTRUMENT PREPARED BY:**

Goldstine, Skrodzki, Russian,  
Nemec and Hoff, Ltd.  
835 McClintock Drive  
Burr Ridge, Illinois 60527  
Attention: James E. Olguin

**AFTER RECORDING RETURN TO:**

Charles Mack  
Wolin & Rosen, Ltd.  
55 W. Monroe, Suite 3600  
Chicago, Illinois 60606

**SEND SUBSEQUENT TAX BILLS TO:**

VF Center Investments, LLC  
Matthew E. Darin  
477 Elm Place  
Highland Park, Illinois 60035

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EXHIBIT "A"  
TO  
SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

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LOT 79 AND LOT 80 IN ALFINI'S THIRD ADDITION TO DES PLAINES, BEING A SUBDIVISION OF PART OF THE WEST 326 FEET OF THE EAST 506 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED AS DOCUMENT NUMBER 1378849, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Numbers: 09-19-217-030-0000 (Lot 80)  
09-19-217-031-0000 (Lot 79)

Addresses of real estate: 554-570 E. Algonquin Road  
Des Plaines, Illinois 60016

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EXHIBIT "B"  
TO  
SPECIAL WARRANTY DEED

**PERMITTED EXCEPTIONS**

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- (a) Covenants, conditions and restrictions of record, if any;
- (b) Public and utility easements, if any;
- (c) Acts done or suffered, if any, through Grantee;
- (d) Existing leases and tenancies;
- (e) Real estate taxes and assessments not yet due and payable at the time of Closing; and
- (f) Exceptions L, M, N, P, Q, and R in the Chicago Title Insurance Company commitment for title insurance No. 15NW2200554CS

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