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Doc#: 1614018020 Fee: \$58.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/19/2016 09:48 AM Pg: 1 of 6

Dec ID 20160501604238
ST/CO Stamp 1-254-525-248 ST Tax \$195.00 CO Tax \$97.50

Prepared by:

Dennis P. Lindell, Esq.
Lindell & Tessitore P.C.
1755 Park St., Suite 200, Naperville, IL 60563

When Recorded, Return to:

Jerome C. Majewski
44 N. Virginia St. #2d
Crystal Lake, IL 60014
Mail Tax Bills to.

Grace Management
Enterprises V, LLC
4228 Larkspur
Lake in the Hills, IL
60156

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that **SB Pad Holdings I, LLC**, an Illinois limited liability company ("Grantor"), with an address of 9700 West Higgins Road, Suite 650, Rosemont, IL 60018, **CONVEYS AND SPECIALLY WARRANTS** to Grace Management Enterprises V, LLC, an Illinois limited liability company ("Grantee"), with its principal address at 9830 Campbell Ct., Village of Lakewood, IL 60014 for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Cook County, State of Illinois, to-wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A
AND MADE PART HEREOF**



CT/16NW7120052NP
NSC Dec 1 of 1

The subject Real Estate does not constitute homestead property of Grantor

SUBJECT TO THE MATTERS SET FORTH ON EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF WHICH GRANTEE HEREBY TAKES TITLE SUBJECT THERETO, Grantor, by execution and delivery hereof, warrants the title to said Real Estate to Grantee as to and against its acts only and none other.

The undersigned person executing this deed on behalf of the Grantor represents and certifies that he has been fully empowered, by proper resolution of Grantor, to execute and deliver this deed; that Grantor has full capacity to convey the Real Estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

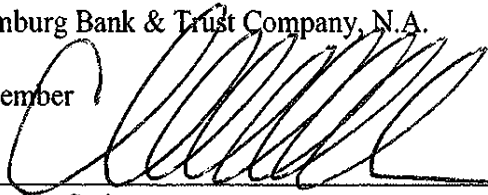
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IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 11th day of May, 2016

GRANTOR: SB Pad Holdings I, LLC, an Illinois limited liability company

By: Schaumburg Bank & Trust Company, N.A.

Its: Sole Member


By: 
Christopher Swieca

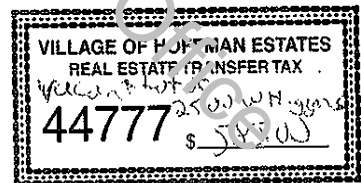
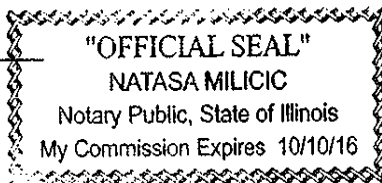
Its: Senior Vice President

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, NATASA MILICIC, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christopher Swieca personally known to me to be the Senior Vice President of Schaumburg Bank & Trust Company, N.A., sole member of SB Pad Holdings I, 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 Senior Vice President, he signed and delivered the said instrument pursuant to authority given by the company as his free and voluntary act, and as the free and voluntary act and deed of the company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 11th day of May, 2016







Special Warranty Deed

Grantee: Grace Management Enterprises V, LLC

Grantor: SB Pad Holdings I, LLC

Property Address: 2500 W. Higgins Rd., Hoffman Estates, IL 60169

Parcel Number: 07-07-100-019-0000

REAL ESTATE TRANSFER TAX		16-May-2016
	COUNTY:	97.50
	ILLINOIS:	195.00
	TOTAL:	292.50

07-07-100-019-0000 | 20160501604238 | 1-254-525-248

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EXHIBIT A

LEGAL DESCRIPTION

PIN NUMBER: 07-07-100-019-0000

COMMON ADDRESS: 2500 W. Higgins Rd., Hoffman Estates, IL 60169

THAT PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 00 DEGREES 08 MINUTES 48 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER 920.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG THE LAST DESCRIBED COURSE, 120.00 FEET MORE OR LESS TO THE NORTHERN MOST CORNER OF DOCUMENT NUMBER 26081141; THENCE SOUTH 27 DEGREES 57 MINUTES 41 SECONDS WEST ALONG THE WESTERLY LINE OF SAID DOCUMENT NUMBER 26081141, 197.47 FEET MORE OR LESS TO THE NORTHERLY 240 FOOT RIGHT OF WAY LINE OF HIGGINS ROAD; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 9728.18 FEET AND AN ARC DISTANCE OF 234.00 FEET (CHORD DISTANCE OF 233.995 FEET AND A CHORD BEARING OF NORTH 60 DEGREES 12 MINUTES 11 SECONDS WEST); THENCE NORTH 52 DEGREES 31 SECONDS 01 SECONDS EAST, 50.58 FEET; THENCE NORTH 59 DEGREES 03 MINUTES 44 SECONDS EAST, 47.46 FEET; THENCE NORTH 60 DEGREES 05 MINUTES 07 SECONDS EAST, 91.52 FEET; THENCE 54 DEGREES 00 MINUTES 36 SECONDS EAST, 94.10 FEET; THENCE NORTH 70 DEGREES 12 MINUTES 55 SECONDS EAST, 31.00 FEET; THENCE NORTH 39 DEGREES 51 MINUTES 35 SECONDS EAST, 24.20; THENCE SOUTH 64 DEGREES 50 MINUTES 11 SECONDS EAST, 16.55 FEET MORE OR LESS TO THE POINT OF BEGINNING. ALL IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes, general and special assessments not yet due and payable.
2. Acts done or suffered by Grantee.
3. Matters the title company agrees to endorse or insure over.
4. ~~Private~~, public and utility easements and roads and highways, if any.
5. Zoning, building, subdivision codes, regulations and ordinances and all other governmental regulations and rules.
6. Rights of the public, State of Illinois and any other governmental agency or unit in and to that part of the land, if any, taken or used for road purposes, including utility rights of way.
7. All matters of public record.
8. All exceptions and defects contained within that certain Title Commitment 16NW7120052NP with an effective date of ~~March 13~~^{April 22}, 2016, as may be amended.
9. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
10. All of the matters, terms, and conditions set forth in that certain Purchase and Sale Agreement for Real Estate dated April 22, 2016 between Grantor and Grantee, as amended, *excluding number items 1-3 on Exhibit B as said Purchase and Sale Agreement, and all provisions in said Agreement that survive closing.* ^{Paragraph 4.3 of the}
11. Matters of survey which an accurate ALTA survey would reveal.

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PLAT ACT AFFIDAVIT

STATE OF Illinois

Escrow No.: 16NW7120052NP

COUNTY OF Cook

SB Pad Holdings I, LLC, an Illinois limited liability company, being duly sworn on oath, states that he resides at 2500 W. Higgins Rd., Hoffman Estates, IL 60169. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

① Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

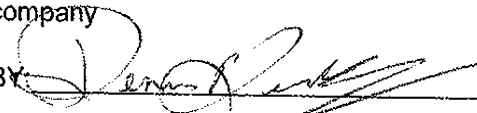
2. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two (2) parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

SB Pad Holdings I, LLC, an Illinois limited liability company

BY: 

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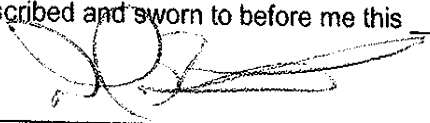
PLAT ACT AFFIDAVIT

(continued)

STATE OF Illinois

COUNTY OF Cook

Subscribed and sworn to before me this 13 of May, 2016.



Notary Public

Property of Cook County Clerk's Office