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SPECIAL WARRANTY DEED

(ILLINOIS)

THE GRANTOR

P.S.J., INC., an Illinois corporation, of 1130 Lake Cook Road, Ste. 280 of the Village of Buffalo Grove, County of Lake, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable consideration in hand paid, **SPECIALLY WARRANTS** and **CONVEYS** to



Doc#: 1615419083 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/02/2016 12:50 PM Pg: 1 of 3

NARE WOODFIELD CORNERS, LLC, an Illinois limited liability company, of 1901 North Roselle Road, Suite 650 Schaumburg, IL 60195

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

THE EAST 242.50 FEET OF THE WEST 910.00 FEET OF THE SOUTH 330.00 FEET OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS (EXCEPT THAT PART TAKEN FOR GOLF ROAD AS SHOWN ON DOCUMENT 10488002 AND EXCEPT THE SOUTH 20 FEET TAKEN FOR WIDENING GOLF ROAD).

PARCEL 2:

RECIPROCAL EASEMENT OF INGRESS AND EGRESS MADE BY AND AMONG, BERKSHIRE LIFE INSURANCE COMPANY, LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 13, 1987 AND KNOWN AS TRUST NUMBER 112307 AND CHICAGO TITLE LAND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 19, 1968 AND KNOWN AS TRUST NUMBER 52271 RECORDED MARCH 22, 1989 AS DOCUMENT 89125394 RELATING TO DRIVE LANES AND PARKING.

PIN: 07-10-400-011-0000

COMMON ADDRESS: 100-130 EAST GOLF ROAD, SCHAUMBURG, ILLINOIS 60195

This Deed is executed by Grantor and accepted by Grantee subject to validly existing and enforceable rights, interests and estates, if any do in fact exist, but only to the extent that the same do in fact exist, of third parties in connection with those items set out and listed on **Exhibit "A"** hereto (herein called the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its legal representatives, successors, and assigns forever; and Grantor does hereby bind itself, its successors and assigns that, during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, except as set forth as Permitted Encumbrances, and Grantor

FIDELITY NATIONAL TITLE

999102388

1 of 5

Handwritten signature

PS091:601002807822.1

CCRD REVIEW

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will WARRANT AND FOREVER DEFEND the Property against all persons claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

as of
Dated ~~this~~ 1 day of June, 2016

P.S.J., Inc.,
an Illinois corporation

By: [Signature]
STUART B. LENHOFF, President

State of Illinois)
) ss.
County of Lake

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that STUART B. LENHOFF, personally known to me to be the same person whose name is subscribed to the foregoing instrument, and personally known to me to be the President of P.S.J., Inc., an Illinois corporation, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal this 29 day of May, 2016.

Commission expires June 10 2017

[Signature]
NOTARY PUBLIC



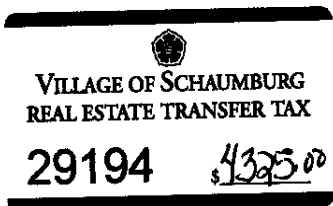
This instrument was prepared by
Robert A. Sternberg, Esq.,
Kovitz Shifrin Nesbit
175 N. Archer Ave.
Mundelein, IL 60060

AFTER RECORDING MAIL TO:

Jay Zabel & Associates, Ltd.
c/o Mr. Jay Zabel
55 West Monroe, Ste. 3950
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

NARE Woodfield Corners, LLC
1901 North Roselle Road, Ste. 650
Schaumburg, IL 60195
Attn: Savas Er



REAL ESTATE TRANSFER TAX		02-Jun-2016
	COUNTY:	2,162.50
	ILLINOIS:	4,325.00
	TOTAL:	6,487.50
07-10-400-011-0000 20160501605884 0-036-247-872		

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EXHIBIT "A"

PERMITTED EXCEPTIONS CONTAINED IN FIDELITY NATIONAL TITLE INSURANCE COMMITMENT NO. 2011 999102388 UNC

1. TAXES FOR THE YEARS 2015 AND SUBSEQUENT YEARS, A LIEN, NOT YET DUE AND PAYABLE. PERMANENT INDEX NUMBER: 07-10-400-011-0000
2. TERMS, PROVISIONS AND CONDITIONS OF THE AGREEMENT FOR RECIPROCAL EASEMENT OF INGRESS AND EGRESS MADE BY AND AMONG, BERKSHIRE LIFE INSURANCE COMPANY, LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 13, 1987 AND KNOWN AS TRUST NUMBER 112307 AND CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 19, 1968 AND KNOWN AS TRUST NUMBER 52271 RECORDED MARCH 22, 1989 AS DOCUMENT 89125394.
3. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.
4. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.
5. PUBLIC UTILITIES ALONG THE EAST LINE OF THE LAND, AS DISCLOSED BY EXISTING POLES AND WIRES NOTED IN DEED DOCUMENT 0030100079.
6. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES AS DISCLOSED BY RENT ROLL DATED FEBRUARY 23, 2016.