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THIS INSTRUMENT
PREPARED BY:

Scott E. Jensen, Esq.
Murray Jensen & Wilson, Ltd.
101 N. Wacker Dr. Ste. 101
Chicago, IL 60606



Doc# 1631542032 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/10/2016 11:50 AM PG: 1 OF 4

Recorder's use only.

8982368-TWS (14-5)

Property of Cook County Clerk's Office

SPECIAL WARRANTY DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received, **A.K. Sukhumvit Assets – Series 3, an Illinois series limited liability company** of 2115 Warwick Lane, Glenview, IL 60026 (“Grantor”), does hereby convey and warrant to, **Armini Central LLC, an Illinois limited liability company** of 115 W. Central Road, Schaumburg, IL 60195 (“Grantee”), the following described real property (the “Property”) situated in Cook County, Illinois and all of Grantor’s interest in any rights and privileges solely appurtenant thereto:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: the permitted exceptions set forth on Exhibit B attached hereto and by this reference made a part hereof.

AND GRANTOR hereby binds itself to warrant and defend the title with respect to matters arising from Grantor’s actions during the period in which Grantor has owned the Property and no other, subject to the matters set forth on Exhibit B.

[SIGNATURE PAGE FOLLOWS]

After Recording Send to:
David J. Alexander, Esq.
Masuda, Funai, Eifert & Mitchell, Ltd.
203 N. LaSalle Street, Suite 2500
Chicago, IL 60601-1262

Send tax bills to:
Armini Central LLC
115 W. Central Road
Schaumburg, IL 60195

VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
30389 \$2,350.00!

REAL ESTATE TRANSFER TAX		02-Nov-2016
	COUNTY:	1,175.00
	ILLINOIS:	2,350.00
	TOTAL:	3,525.00

07-03-101-020-0000 | 20161001675101 | 0-728-596-288

Box 400

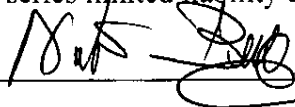
S Y
P 4
S N
SC V
INTA

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this
31ST day of October, 2016.

GRANTOR:

A.K. Sukhumvit Assets, LLC - Series 3, an
 Illinois series limited liability company

By: 

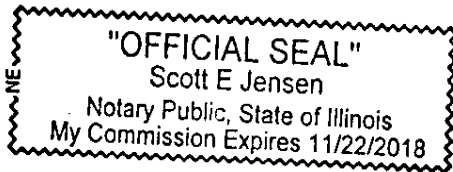
Name: Nanta Buranakanchana


Title: Manager

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, Scott E. Jensen, a notary public in and for said County, in the State
 aforesaid, **DO HEREBY CERTIFY** that Nanta Buranakanchana, Manager of A.K. Sukhumvit
 Assets, LLC - Series 3, an Illinois series limited liability company, 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 he signed and delivered the said instrument as her free and
 voluntary act in her capacity as Manager, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 31ST day of October, 2016.




 Notary Public

My Commission Expires _____ {SEAL}

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Exhibit A Legal Description

PROPERTY ADDRESS: 105-195 W. Central Road, Schaumburg, IL 60195

PIN: 07-03-101-020-0000

LEGAL DESCRIPTION:

PARCEL 1:

LOT 1 IN THE RESUBDIVISION OF SCHAUMBURG TECHNOLOGICAL CENTER IN FRACTIONAL SECTION 3, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 7, 1985 AS DOCUMENT 27397896 AND FILED AS DOCUMENT LR3413336, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE AND PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AND PARKING OVER THAT PORTION OF LOT 2 DESCRIBED AS "EASEMENT PREMISES NO. 4" THEREIN; FOR WATER MAIN OVER THAT PORTION OF LOT 2 DESCRIBED AS "EASEMENT PREMISES NO. 6" THEREIN; AND FOR STORM SEWER OVER THAT PORTION OF LOT 2 DESCRIBED AS "EASEMENT PREMISES NO. 8" THEREIN, AS CREATED BY A RECIPROCAL GRANT OF EASEMENT DATED AUGUST 11, 1992 AND RECORDED AUGUST 14, 1992 AS DOCUMENT 92607122, OVER CERTAIN PORTIONS OF LOT 2 IN THE RESUBDIVISION OF SCHAUMBURG TECHNOLOGICAL CENTER IN FRACTIONAL SECTION 3, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 7, 1985 AS DOCUMENT 27397896 AND FILED JANUARY 7, 1985 AS DOCUMENT LR3413336, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THE NORTHERNMOST 13.5 FEET OF LOT 2 IN THE RESUBDIVISION OF SCHAUMBURG TECHNOLOGICAL CENTER SUBDIVISION, AS SET FORTH IN THE PLAT OF SCHAUMBURG TECHNOLOGICAL CENTER SUBDIVISION RECORDED NOVEMBER 4, 1982 AS DOCUMENT 26400991 AND FILED AS DOCUMENT LR 3281085 FOR THE BENEFIT OF LOT 1 NORTH AND ADJOINING THE LAND.

PARCEL 4:

EASEMENT FOR RETENTION AND/OR DETENTION OF WATER FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN ARTICLE 1 OF THE DECLARATION OF PROTECTIVE COVENANTS RECORDED NOVEMBER 4, 1982 AS DOCUMENT 26400984 OVER LOT 20 IN THE TOLLWAY CENTER OF SCHAUMBURG UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 4, 1982 AS DOCUMENT 26400990.

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Exhibit B
Permitted Exceptions

1. General real estate taxes for 2016 and subsequent years.
2. Easements, covenants, conditions and restrictions of record.

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**

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