THIS INSTRUMENT WAS PREPARED BY:

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Barnes & Thornburg LLP
One North Wacker Drive Suite 4400
Chicago, IL 60606

1632634008D

Doc# 1632634008 Fee $48.00

RHSP FEE:$9.00 RPRF FEE: $1.00
KAREN A.YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 11/21/2016 09:29 AM PG: 1 OF 6

AFTER RECORDING RETURN TO:

Michael R. Ek, Ltd.
Attorney at Law
120 West Golf Road, Suite 112
Schaumburg, IL 60195

SPECIAL WARRANTY DEED

THIS **SPECIAL WARRANTY DEED** (the **"Deed"**), is made as of November 3, 2016, by LA LECHE LEAGUE INTERNATIONAL, INC., an Illinois not-for-profit corporation (the **"Grantor"**) having an office at 35 East Wacker Drive, Suite 850, Chicago, IL 60601 to PLUM GROVE REALTY, LLC, an Illinois limited liability company (the **"Grantee"**), having an office at 5260 Shotkoski Drive, Hoffman Estates, IL 60192.

WITNESSETH:

That the Grantor for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, REMISE, RELEASE, ALIEN, SELL AND CONVEY unto THE Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois commonly known as 957 Plum Grove Road, Schaumburg, IL 60173 and legally described on **Exhibit A** attached hereto and made a part hereof, together with all and singular the improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditament and appurtenances (collectively, the "Real Property"), subject only to those matters described on **Exhibit B** attached hereto and made a part thereof (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Real Property, subject only to the Permitted Exceptions, unto the Grantee, and to its successors and assigns, in fee simple forever.

And Grantor does covenant, promise and agree to and with Grantee, and to its successors and assigns that Grantor has not done or suffered to be done, anything whereby the Real Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the title and quiet possession to the Real Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, but not otherwise, except for claims arising under or by virtue of the Permitted Exceptions.

[Signature Page Follows]

IN WITNESS WHEREOF, The Grantor has caused its name to be duly signed to this Special Warranty Deed on the date first set forth above.

VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
30407 $ -0-

GRANTOR:

LA LECHE LEAGUE INTERNATIONAL, INC., an Illinois not-for-profit corporation

By: Linda Owens
Name: Linda Owens
Title: Executive Director

EXEMPT UNDER 35 ILCS 200/31-45 PARAGRAPH B
SECTION 4, REAL ESTATE TRANSFER ACT.

Linda Owens 10.31.16
Signature of Seller or Representative Date

REAL ESTATE TRANSFER TAX		21-Nov-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
07-14-200-041-1001	20161001675308	1-948-438-720

STATE OF North Carolina

COUNTY OF Wake

I, the undersigned, a Notary Public, in and for the State aforesaid, do hereby certify that Linda Owens personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Executive Director of La Leche League International, Inc., an Illinois not-for-profit corporation appeared before me and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of said partnership, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31 day of ~~November~~ October CEO, 2016.

CLINTON E. OWENS
NOTARY PUBLIC
COMMISSION EXPIRES
2-24-18
WAKE COUNTY, NC

Clinton E. Owens
Notary Public

My Commission Expires: 02/24/2018

Mail Subsequent Tax Bills To: Plum Grove Realty, LLC, 5260 Shotkoski Drive, Hoffman Estates, IL 60192

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 1 IN WOODFIELD LAKE OFFICE COURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25442271 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT MADE BY AND BETWEEN EXCHANGE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NUMBERS 35600 AND 36713 AND LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NUMBER 101043 DATED MARCH 16, 1981 AND RECORDED MARCH 24, 1981 AS DOCUMENT NUMBER 25815749, IN COOK COUNTY, ILLINOIS.

Commonly known as: 957 Plum Grove Road, Schaumburg, IL 60173

Permanent Index Number: 07-14-200-051-1001

EXHIBIT B

PERMITTED TITLE EXCEPTIONS

1. General Real Estate Taxes and assessments for the year 2016 and subsequent years.

2. EASEMENT IN, UPON, UNDER, OVER AND ALONG A 10 FOOT STRIP OF LAND AS SHOWN ON THE PLAT ATTACHED AS EXHIBIT "A" THERETO TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY, RECORDED APRIL 4, 1981 AS DOCUMENT NUMBER 25837699.

3. EASEMENT FOR PUBLIC UTILITIES AND INSTALLATION OF ELECTRIC AND COMMUNICATION FACILITIES AS DISCLOSED BY ELECTRIC AND TELEPHONE FACILITIES AGREEMENT MADE BY EXCHANGE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NUMBER 36713, TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY RECORDED MARCH 3, 1981 AS DOCUMENT NUMBER 25793254.

4. EASEMENT AGREEMENT MADE BY AND BETWEEN EXCHANGE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NOS. 35600 AND 3 6713 AND LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, TRUST NO. 101043 DATED MARCH 16, 1981 AND RECORDED MARCH 24, 1981 AS DOCUMENT NUMBER 25815749, FOR PERPETUAL EASEMENT FOR INGRESS AND EGRESS FOR MOTOR VEHICLES AND PEDESTRIANS TO AND FROM THE LAND AND OTHER LAND FROM PLUM GROVE ROAD TOGETHER WITH THE TERMS AND CONDITIONS CONTAINED THEREIN.

5. EASEMENTS FOR THE INSTALLATION, MAINTENANCE, CONSTRUCTION, REPAIR, EXTENSION AND OPERATION, INCLUDING THE RIGHT OF ACCESS, INGRESS AND EGRESS, OVER, UPON AND THROUGH THE COMMON EASEMENT AREA, AS DISCLOSED BY AND DEFINED IN THE DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS, RECORDED OCTOBER 17, 1979 AS DOCUMENT NUMBER 25196718.

6. EASEMENT FOR PUBLIC UTILITIES AND INSTALLATION OF ELECTRICITY AND COMMUNICATION FACILITIES, AS DISCLOSED BY ELECTRIC AND TELEPHONE FACILITIES AGREEMENT BY AND BETWEEN LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE

UNDER TRUST AGREEMENT DATED OCTOBER 24, 1978 AND KNOWN AS TRUST NUMBER 100103, AND THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, RECORDED OCTOBER 17, 1979 AS DOCUMENT NUMBER 25196719.

7. EASEMENT FOR PUBLIC UTILITIES OVER THE WEST 10 FEET OF THE LAND, AS DISCLOSED BY SURVEY BY OLSON, CIORBA SHANE AND COMPANY, PROJECT NO. 1275, AND AS SHOWN ON PLAT OF DEDICATION FOR PUBLIC STREET RECORDED DECEMBER 12, 1974 AS DOCUMENT NUMBER 22935012.

8. TERMS AND PROVISIONS OF THE DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENT, DATED JULY 2, 1979 AND RECORDED OCTOBER 17, 1979 AS DOCUMENT NUMBER 25196718, EXECUTED BY LA SALLE NATIONAL BANK, TRUST NO. 100103, LA SALLE NATIONAL BANK TRUST NO. 100104, THE FIRST NATIONAL BANK OF CHICAGO, UNDER PENSION AND PROFIT SHARING TRUST FUND "P", RELATING TO USE AND MAINTENANCE OF THE COMMON AREA, APPROVAL OF PLANS, USE, BUILDING CONSTRUCTION, PERFORMANCE STANDARDS, CONDITION OF PROVISIONS, LANDSCAPING, OFF-STREET PARKING, SIGNS, OUTSIDE STORAGE, FENCES, EXTERIOR AND INTERIOR LIGHTING, UTILITIES, DRAINAGE SYSTEM EASEMENTS MEMBERSHIP IN THE WOODFIELD LAKE OFFICE CAMPUS ASSOCIATION AN ILLINOIS NOT FOR PROFIT ASSOCIATION CLASSES OF MEMBERSHIP AND RIGHTS IN THE ASSOCITION; ASSESSMENTS, AND RIGHTS OF THE VILLAGE OF SCHAUMBURG.

   NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.

9. RESERVATION IN FAVOR OF THE DEVELOPER, LAWRENCE F. LEVY, UNTIL ON, OR BEFORE JULY 31, 1981, OF THE RIGHT TO INSTALL UPON THE PROPERTY BERMS OF A MAXIMUM OF 25 FEET IN WIDTH AND 3 FEET TO 6 FEET IN HEIGHT, TEMPORARY OR PERMANENT SIGNS, STREET, LANDSCAPING SIDEWALKS, ETC., AS DISCLOSED BY THE DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS, RECORDED OCTOBER 17, 1979 AS DOCUMENT NUMBER 25196718.

   NOTE: THE DEVELOPER HAS RESERVED THE RIGHT TO ADD ADDITIONAL PROPERTY TO THAT WHICH HAS BEEN SUBMITTED TO THE ILLINOIS CONDOMINIUM PROPERTY ACT BY DECLARATION RECORDED AS DOCUMENT NUMBER 25442271 AND IN THE EVENT OF ANY SUCH ADDITION, TO REALLOCATE PERCENTAGE INTERESTS IN THE COMMON ELEMENTS.

10. "PROVISION CONTAINED IN THE DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS DATED JULY 2, 1979 AND RECORDED OCTOBER 17, 1979 AS DOCUMENT NUMBER 25196718 WHEREBY EACH OWNER COVENANTS AND AGREES TO PAY TO THE ASSOCIATION: (1) ANNUAL ASSESSMENTS OR CHARGES, AND (2) SPECIAL ASSESSMENTS FOR CAPITAL IMPROVEMENTS; AND THAT THE ANNUAL AND SPECIAL ASSESSMENTS, TOGETHER WITH INTEREST THEREON AND COSTS OF COLLECTION THEREOF SHALL BE A CHARGE ON THE LAND AND SHALL BE A CONTINUING LIEN UPON THE PROPERTY AGAINST WHICH EACH ASSESSMENT IS MADE; FURTHER PROVISION THAT THE LIEN OF THE ASSESSMENTS SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE.

11. COVENANTS AND CONDITIONS CONTAINED IN THE DECLARATION OF PARKING EASEMENT RECORDED NOVEMBER 24, 1981 AS DOCUMENT NUMBER 26069111 AND AMENDED BY DOCUMENT NUMBER 26069113 RELATING TO IDENTIFICATION OF PARKING SPACES AND COST AND MAINTENANCE, TO COST, MAINTENANCE AND REPAIR OF PARKING EASEMENT AREA, NUMBER OF SPACES FOR MOTOR VEHICLES, AND TERMINATION OF THE EASEMENT.

    (AFFECTS COMMON AREA)

12. TERMS, PROVISIONS AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENTS CREATING SUCH EASEMENT.

    (AFFECTS PARCEL 2)

13. RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF THE EASEMENT. (AFFECTS PARCEL 2)

14. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND OPTIONS IN RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 1, 1980 AS DOCUMENT NUMBER 25442271, AS AMENDED FROM TIME TO TIME.
    PROVISIONS, LIMITATIONS AND CONDITIONS AS IMPOSED BY THE "CONDOMINIUM PROPERTY ACT".

15. RIGHT OF TENANTS UNDER EXISTING UNRECORDED LEASES AND OF ALL PARTIES CLAIMING BY, THROUGH OR UNDER THEM.