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Doc# 1634742109 Fee \$56.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/12/2016 02:39 PM PG: 1 OF 10

This Instrument Prepared By and After Recording Return to:

David J. Fischer
Locke Lord LLP
111 S. Wacker Drive
Chicago, Illinois 60606

Send Subsequent Tax Bills to:

American 6740 Noteholder LLC
236 Waukegan Road
Glenview, Illinois 60025-5187
Attn: Peter C. Nabhani

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VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX

30537

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 29th day of November, 2016, between **895 AMERICAN LANE, LLC**, an Illinois limited liability company ("**Grantor**"), and **AMERICAN 6740 NOTEHOLDER LLC**, an Illinois limited liability company ("**Grantee**"), WITNESSETH, that 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 of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, FOREVER, all 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 (the "**Land**")

Together with (i) all existing buildings, structures, fixtures, systems and other improvements affixed to or located on the Land, and (ii) all and singular hereditaments and appurtenances belonging there, or in any way 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 at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, unto the Grantee, forever.

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors that it has not done or suffered to be done, anything whereby the said

Box 400

-1-

CHI1:1490797/00002:2242657v3

REAL ESTATE TRANSFER TAX

01-Dec-2016



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

07-14-200-044-0000

| 20161101683833 | 0-089-272-512

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premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those matters listed on **Exhibit B** attached hereto and made a part hereof.

[SIGNATURE PAGE FOLLOWS]

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[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, Grantor executed this Deed the day and year first above written.

GRANTOR:

895 AMERICAN LANE, LLC, an Illinois limited liability company

By: _____
Name: George Bahrami
Title: manager

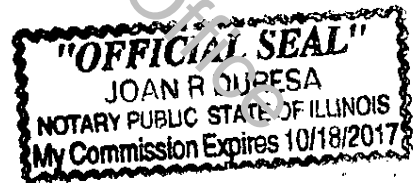
STATE OF ILLINOIS
COUNTY OF COOK

I, JOAN R. DURESA, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT GEORGE BAHRAMI, as MEMBER of 895 AMERICAN LANE, LLC, , 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/she signed and delivered said General Warranty Deed as his/her own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 29 day of November, 2016.

Joan R. Duresa
Notary Public

My Commission expires:
10-18-2017



EXEMPT UNDER PROVISIONS OF PARAGRAPH ^{L+}~~X~~M
SECTION 31-45, REAL ESTATE TRANSFER TAX LAW.

DATE: Nov. 29, 2016

Signature of Grantor, Grantee or Representative

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EXHIBIT A DESCRIPTION OF LAND

PARCEL 1:

LOT 1 IN WOODFIELD LAKE OFFICE CAMPUS UNIT 1 SUBDIVISION BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO PARCEL 2:

EASEMENT APPURTENANT FOR THE BENEFIT OF PARCELS 1 AND 3 FOR INGRESS AND EGRESS AS CREATED BY GRANT OF EASEMENT MADE BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 22, 1982 AND KNOWN AS TRUST NUMBER 105036 AS GRANTOR TO LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 22, 1981 AND KNOWN AS TRUST NUMBER 104022 AS GRANTEE DATED AUGUST 30, 1982 AND RECORDED SEPTEMBER 17, 1982 AS DOCUMENT 26353534 OVER THE FOLLOWING DESCRIBED LAND: LOT 2 IN WOODFIELD LAKE OFFICE CAMPUS UNIT 1 SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND ALSO

PARCEL 3:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN WOODFIELD LAKE OFFICE CAMPUS UNIT 1; THENCE DUE NORTH A DISTANCE OF 312.02 TO A POINT; THENCE DUE EAST A DISTANCE OF 108.50 FEET TO A POINT; THENCE DUE SOUTH A DISTANCE OF 311.03 FEET TO A POINT; THENCE NORTH 79 DEGREES 22 MINUTES 49 SECONDS WEST A DISTANCE OF 41.18 FEET TO A POINT; THENCE SOUTH 74 DEGREES 52 MINUTES 34 SECONDS WEST A DISTANCE OF 38.33 FEET TO A POINT; THENCE NORTH 87 DEGREES 22 MINUTES 25 SECONDS WEST A DISTANCE OF 31.06 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PIN: 07-14-200-044-0000 and 07-14-200-046-0000

Commonly known as: 895 American Lane, Schaumburg, IL 60173

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EXHIBIT B

PERMITTED EXCEPTIONS

1. TAXES FOR THE YEAR 2016, A LIEN NOT YET DUE AND PAYABLE.
2. RESERVATION OF EASEMENT CONTAINED IN DEED DATED AUGUST 30, 1982 AND RECORDED SEPTEMBER 17, 1982 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS (THE "RECORDER'S OFFICE") AS DOCUMENT 26353535 FROM LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 22, 1981 AND KNOWN AS TRUST NUMBER 104022 TO THOMAS E. WOELF FOR ACCESS FOR VEHICLES AND PEDESTRIANS OVER AND UPON THAT PART OF PARCEL 1 AND PARCEL 3 SHOWN ON THE SITE DRAWING ATTACHED AS EXHIBIT C TO SAID DEED.
3. COVENANTS AND RESTRICTIONS CONTAINED IN THE WOODFIELD LAKE OFFICE CAMPUS DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS DATED JULY 2, 1979 AND RECORDED OCTOBER 17, 1979 IN THE RECORDER'S OFFICE AS DOCUMENT 25196718 RELATING TO THE COMMON AREA, MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION, MAINTENANCE ASSESSMENTS, REGULATION OF IMPROVEMENTS, COMMON EASEMENT AREA, AND OFFICE CAMPUS AMENITIES, RIGHTS OF VILLAGE OF SCHAUMBURG FOR MAINTENANCE, ASSESSMENT AND LIEN, EASEMENTS OVER COMMON AREAS, CONSTRUCTION ON LAND, ENFORCEMENT OF COVENANTS, RESTRICTIONS AND CONDITIONS.
4. PROVISION CONTAINED IN THE DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS FOR WOODFIELD LAKE OFFICE CAMPUS RECORDED OCTOBER 17, 1979 IN THE RECORDER'S OFFICE AS DOCUMENT 25196718 WHEREBY EACH OWNER COVENANTS AND AGREES TO PAY THE ASSOCIATION (1) ANNUAL ASSESSMENTS OF CHARGES; (2) SPECIAL ASSESSMENTS OR CHARGES FOR CAPITAL IMPROVEMENTS; AND THAT THE ANNUAL AND SPECIAL ASSESSMENTS TOGETHER WITH THE INTEREST THEREON AND COSTS OF COLLECTION THEREOF SHALL BE A CHARGE ON THE LAND BE A CONTINUING LIEN UPON THE PROPERTY AGAINST WHICH EACH ASSESSMENT IS MADE; BUT SUCH LIEN WILL BE THE SUBORDINATE TO LIEN OF FIRST MORTGAGE AS PROVIDED FOR IN SECTION 5.08.
5. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS.
6. EASEMENT FOR PUBLIC UTILITIES OVER THE NORTH 10 FEET OF THE EAST 187.50 FEET OF THE LAND AND OVER THE EAST 10 FEET OF THE NORTH 160.00 FEET OF THE LAND AS SHOWN ON PLAT OF WOODFIELD LAKE OFFICE CAMPUS UNIT 1 SUBDIVISION RECORDED IN THE RECORDER'S OFFICE AS DOCUMENT 26319645 (AFFECTS PARCEL 1).

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7. RESTRICTIONS CONTAINED IN PLAT OF WOODFIELD LAKE OFFICE CAMPUS UNIT 1 SUBDIVISION RECORDED IN THE RECORDER'S OFFICE AS DOCUMENT 26319645 THAT ALL UTILITY INSTALLATION SHALL BE UNDERGROUND OR ON THE SURFACE BUT NOT OVERHEAD AND THAT NO PERMANENT BUILDINGS OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON THE EASEMENT AREAS NOTED ON SAID PLAT BUT OWNERS OF LOTS IN SAID SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN SAID SUBDIVISION.

8. EASEMENT FOR PUBLIC UTILITIES OVER THE EAST 10 FEET OF THE LAND AS SHOWN ON PLAT OF WOODFIELD LAKE OFFICE CAMPUS UNIT 1 SUBDIVISION RECORDED IN THE RECORDER'S OFFICE AS DOCUMENT 26319645.

9. EASEMENT IN, UPON, UNDER, OVER AND ALONG THE EASEMENTS AREAS SHOWN ON LOT OF WOODFIELD LAKE OFFICE CAMPUS UNIT 1 SUBDIVISION AND MARKED "UTILITIES EASEMENT" TO INSTALL, LAY, MAINTAIN, CONSTRUCT, RENEW AND OPERATE UNDERGROUND CONDUITS AND CABLES, SEWERS AND WATER MAINS WITH ALL NECESSARY MANHOLES, PHONE ELECTRIC, SEWER, GAS AND WATER SERVICE AND THE RIGHT OF ACCESS THERETO AS CREATED BY GRANT TO CABLENET OF ILLINOIS INC., THE ILLINOIS BELL TELEPHONE COMPANY, THE COMMONWEALTH EDISON COMPANY, NORTHERN ILLINOIS GAS COMPANY AND THE VILLAGE OF SCHAUMBURG AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AUGUST 12, 1982 IN THE RECORDER'S OFFICE AS DOCUMENT 26319645.

10. EASEMENT FOR JOGGING PATH OVER THE SOUTHWESTERLY AND SOUTHERLY PART OF THE LAND AS SET FORTH IN THE WOODFIELD LAKE OFFICE CAMPUS DECLARATION OF PROTECTIVE COVENANTS RESTRICTIONS AND EASEMENTS RECORDED OCTOBER 17, 1979 IN THE RECORDER'S OFFICE AS DOCUMENT 25196718 (AFFECT PARCELS 1 AND 3).

11. RESTRICTION CONTAINED IN DEED DATED AUGUST 30, 1982 AND RECORDED SEPTEMBER 17, 1982 IN THE RECORDER'S OFFICE AS DOCUMENT 26353535 FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 22, 1981 AND KNOWN AS TRUST NUMBER 104022 TO THOMAS E. WOELFE THAT PARCEL 3 OF THE LAND IS RESERVED AND DETERMINED TO BE THE AREA REQUIRED TO PROVIDE ADDITIONAL PARKING TO ACCOMMODATE PARCEL 1 OF THE LAND IF AND WHEN THE USE OR RATIO OF USES IS CHANGED PURSUANT TO SECTION 2, PARAGRAPHS 14 AND 15 OF ORDINANCE 2097 OF VILLAGE OF SCHAUMBURG.

12. DECLARATION OF RESTRICTION DATED DECEMBER 27, 1982 AND RECORDED MARCH 7, 1983 IN THE RECORDER'S OFFICE AS DOCUMENT 26527457 MADE BY LA SALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NUMBER 105050 RELATING TO THE USE OF LAND.

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13. (A) TERMS, PROVISION, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.

14. UNRECORDED EASEMENT FOR UNDERGROUND TELEPHONE LINE ACROSS THE NORTHERLY PART OF PARCEL 3.

15. EXISTING UNRECORDED INDUSTRIAL REAL ESTATE LEASE IN FAVOR OF PC CONNECTION, INC. DATED OCTOBER 12, 2016, DEMISING AND LEASING FOR A TERM OF YEARS BEGINNING NOVEMBER 1, 2016 AND TERMINATING OCTOBER 31, 2021 WITH NO OPTION TO PURCHASE OR RIGHTS OF FIRST REFUSAL AND ALL RIGHTS THEREUNDER AND OF ALL PARTIES CLAIMING THEREUNDER.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 11/29 _____, 2016 Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the
said _____

this 29 day of NOVEMBER
2016

Joan R. Duresa
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 11/29 _____, 2016 Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the
said _____

this 29 day of NOVEMBER
2016

Joan R. Duresa
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)

)SS.

COUNTY OF COOK)

George Barkow, in his capacity as MANAGER of Grantor, having an address of 236 Waukegan Road, Glenview, IL 60025, being duly sworn on oath, states that the attached deed is not in violation of Section 1 of the Plat Act (765 ILCS 205/1) for one of the following reasons:

Section A. Said deed is not applicable as the grantors own no adjoining property to the premises described in said deed

OR

Section B. The conveyance falls within one of the following exemptions set forth in the Act at paragraph (b) of 1:

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. 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;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configurations of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. This conveyance is land described in the same manner as title was taken by grantor(s).

CIRCLE LETTER OR NUMBER WHICH IS APPLICABLE TO ATTACHED DEED.

[SIGNATURE PAGE FOLLOWS]

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Affiants further state that they make this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois to accept the attached deed for recording.

Grantor:

895 AMERICAN LANE, LLC, an Illinois limited liability company

By: _____
Name: Charles B. Adams
Title: Member

SUBSCRIBED AND SWORN to before me
This 29 day of NOVEMBER, 2016

Joan R. Duresa
NOTARY PUBLIC



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