

# UNOFFICIAL COPY



Doc# 1636544061 Fee \$76.00

Record in  
Cook County, Illinois

WHEN RECORDED RETURN TO:  
OLD REPUBLIC TITLE  
ATTN: POST CLOSING (3)  
530 SOUTH MAIN STREET  
SUITE 1031  
AKRON, OH 44311  
01-16059117

RHSP FEE: \$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 12/30/2016 03:10 PM PG: 1 OF 6

## SPECIAL WARRANTY DEED

pins 08-16-200-070-0000 / 08-16-200-071-0000

THE GRANTOR, VFC Properties 29 LLC, a Delaware limited liability company, whose address is One Alliance Center, 3500 Lenox Road, Suite G1, Atlanta, Georgia 30326, grants, bargains, sells, and conveys to STS Capital, LLC, an Illinois limited liability company, whose address is 9305 S. Madison St., Burr Ridge, Illinois 60527 ("Grantee"),

Grantor for the consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, grants, sells, remises, releases, alienates and conveys to Grantee all of the real estate situated in the County of Cook, State of Illinois and legally described on Exhibit A attached hereto and made a part hereof with Grantor's interest, if any, in the building structures, fixtures, and other improvements located on said real estate (the "Property"), together with all and singular the rights and appurtenances thereto in any wise belonging to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever subject only to the Permitted Encumbrances set forth in Exhibit B attached hereto.

1. Ad valorem taxes on the above-described Property are assumed by Grantee and Grantee covenants and promises to pay the same.
2. GRANTOR MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED OR ARISING BY OPERATION OF LAW WITH RESPECT TO ANY MATTER CONCERNING THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE FOLLOWING: (i) TITLE (OTHER THAN THE SPECIAL WARRANTY OF TITLE OF THIS DEED), (ii) HABITABILITY, MERCHANTABILITY OR SUITABILITY OR FITNESS OF THE PROPERTY FOR A PARTICULAR PURPOSE OR USE, (iii) THE NATURE AND CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, WATER, DRAINAGE AND GRADING, SOIL AND GEOLOGY, ZONING, LOCATION OF CEMETERIES, UTILITY AVAILABILITY OR HOOK-UP EASEMENT RIGHTS, FLOOD PLAINS (OR PORTIONS OF THE PROPERTY IN A FLOOD PLAIN) AND THE COSTS AND REQUIREMENTS OF SAME, ACCESS TO STREETS, COSTS OF UTILITIES, LOCATION OF CURB CUTS AND MEDIAN BREAKS IN STREETS, SEWAGE FACILITIES (INCLUDING, WITHOUT LIMITATION, AVAILABILITY OR NONAVAILABILITY OF APPROPRIATE WATER AND SEWER CAPACITY) OR OTHER GOVERNMENTAL RIGHTS OR OBLIGATIONS, (iv) COMPLETENESS, ACCURACY OR APPROVAL OF PERMITS, SURVEYS, PLATS, PRELIMINARY PLATS, POLLUTION ABATEMENT PLANS, SUBDIVISION PLANS OR REPORTS CONCERNING THE PROPERTY (v) TAX CONSEQUENCES, (vi) COMPLIANCE OF ALL OR ANY PART OF THE PROPERTY WITH APPLICABLE ENVIRONMENTAL LAWS, RULES OR REGULATIONS WITH RESPECT TO HEALTH, THE ENVIRONMENT, ENDANGERED SPECIES AND WETLANDS (COLLECTIVELY, "ENVIRONMENTAL LAWS") INCLUDING, WITHOUT LIMITATION, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED, THE RESOURCE CONSERVATION AND RECOVERY ACT OF 1976, AS AMENDED, THE ENDANGERED SPECIES ACT (16 U.S.C. §1531, ET SEQ.), AS AMENDED, ANY STATE WATER, NATURAL RESOURCE OR SOLID WASTE DISPOSAL CODE OR ACT, AS AMENDED, (vii) THE EXISTENCE OF ASBESTOS, OIL, ARSENIC, PETROLEUM OR CHEMICAL LIQUIDS OR SOLIDS, LIQUID OR GASEOUS PRODUCTS OR HAZARDOUS SUBSTANCES OR MATERIALS AS THOSE TERMS AND SIMILAR TERMS ARE DEFINED OR USED IN APPLICABLE ENVIRONMENTAL LAWS, (viii) NATURE AND EXTENT OF ACCESS TO RIGHTS-OF-WAY OR UTILITIES, AVAILABILITY OF PERMITS TO ACCESS RIGHTS-OF-WAY OR UTILITIES ON THE PROPERTY, THE SELLER RETAINED PROPERTY OR LAND OWNED

*bn*

REAL ESTATE TRANSFER TAX

02-Jan-2017

COUNTY: 837.50  
ILLINOIS: 1,675.00  
TOTAL: 2,512.50

08-16-200-070-0000 | 20160901657630 | 1-319-208-128

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BY THIRD PARTIES; RIGHTS-OF-WAY, LEASES, ENCUMBRANCES, LICENSES, RESERVATIONS, CONDITIONS OR OTHER SIMILAR MATTERS, (ix) COMPLIANCE WITH ANY LAW, ORDINANCE OR REGULATION OF ANY GOVERNMENTAL ENTITY OR BODY, OR (x) PROPERTY OWNER CLAIMS OR CLAIMS, DEMANDS, OR OTHER MATTERS BY, AGAINST OR WITH RESPECT TO ANY PROPERTY OWNERS ASSOCIATION OR RELATING TO ANY RESTRICTIVE COVENANTS ENCUMBERING THE PROPERTY. SALE OF THE PROPERTY IS MADE ON AN "AS IS, WHERE IS" AND "WITH ALL FAULTS" BASIS, AND ANY AND ALL WARRANTIES AND COVENANTS ARISING UNDER STATE LAW DO NOT APPLY TO THIS CONVEYANCE. GRANTEE ACKNOWLEDGES THAT GRANTEE HAS HAD THE FULL, COMPLETE AND UNFETTERED RIGHT TO INSPECT THE PROPERTY TO GRANTEE'S SATISFACTION AND THAT THE PURCHASE PRICE PAID FOR THE PROPERTY WAS IN PART BASED UPON THE FACT THAT THIS CONVEYANCE WAS MADE BY GRANTOR WITHOUT WARRANTY OR REPRESENTATION (EXCEPT THE SPECIAL WARRANTY OF TITLE). BY ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES THAT GRANTEE HAS RELIED ONLY UPON GRANTEE'S OWN INSPECTIONS AS TO THE CONDITION OF THE PROPERTY, OR ITS OWN DECISION NOT TO INSPECT ANY MATTER.

Grantor warrants and forever defends all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Permitted Encumbrances, when the claim is by, through or under Grantor but not otherwise:

When the context requires, singular nouns and pronouns include the plural.

Property of Cook County Clerk's Office

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EXECUTED this 15<sup>th</sup> day of September, 2016.

**GRANTOR:**

VFC Properties 29 LLC

By: VFC Partners GP LLC, its managing member



Name: Mark R. Cashman  
Title: Senior Vice President

THE STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said county and state, on this day personally appeared Mark R. Cashman, who is a Senior Vice President for VFC Partners GP LLC, a Delaware limited liability company, the managing member of VFC Properties 29 LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said company and in the capacity therein stated.

Given under my hand and seal of office this 15<sup>th</sup> day of September, 2016.

  
\_\_\_\_\_  
Notary Public, State of Texas

Property Clerk's Office

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<b>Drafted By:</b>  VFC Properties 29 LLC One Alliance Center 3500 Lenox Road, Suite G1 Atlanta, Georgia 30326	<b>After recording return to:</b>  Grantee 7903 W. 159th Street, Suite B Tinley Park, Illinois 60477	<b>Send Subsequent Tax Bills to:</b>  Grantee 9305 S. Madison St., Burr Ridge, Illinois 60527
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Property of Cook County Clerk's Office

**COOK COUNTY  
RECORDER OF DEEDS**

**COOK COUNTY  
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## EXHIBIT A

To Special Warranty Deed

Property Description

Lot 1 in Dector's Subdivision of part of Lot 6 in the Subdivision of Joseph A. Barnes' Farm in Section 16, Township 41 North, Range 11, East of the Third Principal Meridian (except that part conveyed to the people of the State of Illinois Department of Transportation recorded as Document 94176541), in Cook County, Illinois.

2010 South Arlington Heights Road  
Arlington Heights, Illinois

TAX NOS. 08-16-200-070 AND 08-16-200-071

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## EXHIBIT B

### Permitted Encumbrances

1. Real estate taxes and assessments and sewer and water charges not yet due and payable.
2. Standby fees, taxes and assessments by any taxing authority for the year of Closing, and subsequent years; subsequent retroactive and/or additional taxes, assessments, interest and penalties by any taxing authority for prior years and the current year due to change in land usage, ownership or valuation, or because of improvements not assessed or under assessed for a previous tax year and/or the current year or imposed by adjustment, reappraisal, reassessment, appeal, amendment to the tax records or otherwise and taxes, assessments, water and sewer charges for previous years and the current year not paid at Closing.
3. Any facts, rights, interests, claims, encroachments, encumbrances, violations, variations or adverse circumstances that could be disclosed by an accurate and complete survey and/or inspection of the Real Property, whether or not a survey and/or inspection are obtained.
4. Rights, public and private, in and to roads or alleyways abutting or adjoining the Real Property.
5. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, protrusions, or overlapping of improvements.
6. Rights of parties in possession.
7. Existing building and zoning ordinances, laws, regulations and ordinances of municipal and other governmental authorities.
8. Restrictive covenants, conditions, declarations, easements, rights of way, mineral reservations and interests, plats, and other encumbrances of record.
9. Grant of Easement filed November 16, 1971 as LR2593777 from Central National Bank, as Trustee under Trust No. 18230 to the Commonwealth Edison Company.