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Special Warranty
Deed

Prepared By:


Paul J. Formella, Esq.
Goodwin Procter LLP
100 Northern Avenue
Boston, Massachusetts 02210

After Recording Return To:

Parkway Corporate SPE, LLC
18881 Von Karman, Suite 800
Irvine, California 92612
Attention: Anna-Lisa Lonier

Send Subsequent Tax Bills To:

c/o Sperry Equities, LLC
18881 Von Karman, Suite 800
Irvine, California 92612
Attention: Burton Young



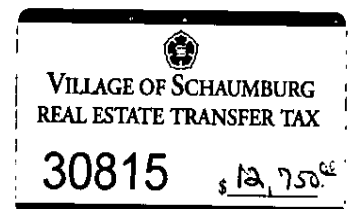
Doc# 1701319104 Fee \$54.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 01/13/2017 03:10 PM PG: 1 OF 9

1/12
SB
258 2868

JANKO ALCION SCHAUMBURG LLC, a Delaware limited liability company ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid in hand to Grantor by PARKWAY CORPORATE SPE, LLC, a Delaware limited liability company, with an address of c/o Sperry Equities, LLC, 18881 Von Karman, Suite 800, Irvine, California 92612 ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto the Grantee all of Grantor's right, title and interest in and to that certain tract of land located in Cook County, Illinois ("Land") and legally described in Exhibit "A" hereto, together with all improvements thereon and all rights and appurtenances appertaining thereto (herein collectively called the "Property").

This conveyance is given and accepted subject to the permitted exceptions set forth on Exhibit "B" hereto and to any and all municipal or other governmental zoning laws, regulations and ordinances, if any, affecting the Property (herein called the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property and all improvements located thereon, together with all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Encumbrances, unto Grantee, its legal representatives, successors, and assigns; and Grantor does hereby bind itself, its legal representatives, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Encumbrances, unto Grantee, its legal representatives, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.





VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
30815 \$12,750.00

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If any term or provision of this Deed or the application thereof to any persons or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Deed or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of this Deed shall be valid and enforced to the fullest extent permitted by law.

Property of Cook County Clerk's Office

STATE TAX	STATE OF ILLINOIS	# 0000027258	REAL ESTATE TRANSFER TAX
	 JAN. 13. 17		1275000
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103037


COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000027164	REAL ESTATE TRANSFER TAX
	 JAN. 13. 17		0637500
	REVENUE STAMP		FP 103042

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WITNESS THE EXECUTION HEREOF as of the 13 day of December, 2016.

GRANTOR:

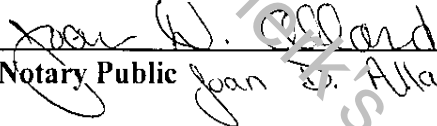
JANKO ALCION SCHAUMBURG LLC, a
Delaware limited liability company

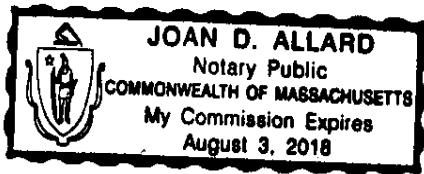
By: 
Eugene F. DeFavero
Authorized Signatory

COMMONWEALTH OF)
MASSACHUSETTS)
) SS
COUNTY OF SUFFOLK)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Eugene F. DeFavero, Authorized Signatory for Janko Alcion Schaumburg 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, sealed, and delivered the said instrument on behalf of said Janko Alcion Schaumburg LLC as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12th day of December, 2016.


Notary Public Joan D. Allard



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EXHIBIT "A"

Land Description

LOT 2 IN OXFORD CAPITAL PARTNER'S RESUBDIVISION BEING A RESUBDIVISION OF LOT 1 IN ANDERSON'S THIRD RESUBDIVISION, A RESUBDIVISION OF PART OF LOT 2 IN ANDERSON'S SECOND RESUBDIVISION, A RESUBDIVISION OF ANDERSON'S RESUBDIVISION OF PART OF LOT 11 IN ANDERSON'S WOODFIELD PARK, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 AFORESAID; THENCE NORTH ALONG THE WEST LINE OF SAID LOT, 20.00 FEET; THENCE SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF SAID LOT 20.00 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE WEST, ALONG SAID SOUTH LINE, 20.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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EXHIBIT "B"

Permitted Encumbrances

1. TAXES FOR THE YEAR(S) 2016 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE OR PAYABLE.
2. BUILDING LINE AS SHOWN ON THE PLAT OF ANDERSON'S THIRD RE-SUBDIVISION, AFORESAID, RECORDED AUGUST 30, 1988 AS DOCUMENT NUMBER 88394485 OVER THE WEST AND SOUTH 50 FEET OF THE LAND.
3. NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION DATED MAY 6, 1976 AND RECORDED JULY 26, 1976 AS DOCUMENT 23573180 MADE BY J. EMIL ANDERSON AND SON, INC., AS BENEFICIARY OF SCHAUMBURG STATE BANK, AS TRUST NUMBER 252, AND OTHERS RELATING TO THE DEVELOPMENT OF THE LAND AND OTHER PROPERTY NOT NOW IN QUESTION, AND THAT A SEWERAGE SYSTEM PERMIT HAS BEEN GRANTED BY THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO WITH RESPECT TO THE AFORESAID LAND AS SHOWN ON THE EXHIBIT 'A' ATTACHED THERETO, FOR THE CONSTRUCTION, ETC., OF SANITARY SERVICE SEWERS THEREON.
4. EASEMENT IN FAVOR OF CABLENET OF ILLINOIS, INC., THE ILLINOIS BELL TELEPHONE COMPANY, THE COMMONWEALTH EDISON COMPANY, NORTHERN ILLINOIS GAS COMPANY AND THE VILLAGE OF SCHAUMBURG, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 88394485, AFFECTING THE WEST, SOUTH AND EAST 15 FEET AND THE SOUTH 15 FEET OF THE EAST 354.00 FEET AND THE NORTH 15 FEET OF THE EAST 452.00 FEET OF THE LAND.
5. EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE OVER THE EAST 15 FEET, THE SOUTH 15 FEET OF THE EAST 354.00 FEET AND THE NORTH 15 FEET OF THE EAST 452.00 FEET OF THE LAND AS SHOWN ON PLAT OF ANDERSON'S THIRD RE-SUBDIVISION, AFORESAID.
6. COVENANTS, CONDITIONS AND RESTRICTIONS RELATING TO THE STRIPS OF GROUND AS SHOWN ON THE PLAT OF ANDERSON'S THIRD RESUBDIVISION AFORESAID RECORDED AS DOCUMENT 88394485, AS FOLLOWS:

WHICH STRIPS OF GROUND ARE MARKED EASEMENT RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION AND MAINTENANCE OF

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WATER AND SEWER MAINS, UNDERGROUND CONDUITS AND CABLES, WITH ALL NECESSARY MANHOLES, PHONE AND ELECTRIC, SEWER, GAS AND WATER SERVICE; THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN WITHIN SAID EASEMENT AREA SAID CONDUITS, CABLES, MANHOLES, WATER VALVES, AND OTHER EQUIPMENT; AND FINALLY THE RIGHT IS GRANTED TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS, OR SAPLINGS THAT INTERFERE, OR THREATEN TO INTERFERE WITH ANY OF THE SAID PUBLIC UTILITIES EQUIPMENT, ALL INSTALLATION SHALL BE UNDERGROUND OR ON THE SURFACE, BUT NOT OVERHEAD. IT IS FURTHER UNDERSTOOD THE ABOVE EASEMENTS SHALL BE NON-EXCLUSIVE. NO PERMANENT BUILDINGS OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND TO THE RIGHTS OF OWNERS OF OTHER LOTS IN THE SUBDIVISION.

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

(AFFECTS THE WEST, SOUTH AND EAST 15 FEET AND THE SOUTH 15 FEET OF THE EAST 354.00 FEET AND THE NORTH 15 FEET OF THE EAST 452.00 FEET OF THE LAND)

7. EASEMENT OVER THE SOUTHERLY 10 FEET OF LOT 11 (MEASURED PERPENDICULARLY FROM THE SOUTHERLY LINE OF LOT 11) EXCEPT THE WESTERLY 17 FEET THEREOF) IN ANDERSON'S WOODFIELD PARK, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10, IN COOK COUNTY, ILLINOIS, AS ACQUIRED IN THE CONDEMNATION PROCEEDINGS HAD IN CASE 77CC1114 IN THE COUNTY COURT OF COOK COUNTY, ILLINOIS, VILLAGE OF SCHUMBURG, A MUNICIPAL CORPORATION, AGAINST HERMAN W. FREISE AND AS SHOWN ON THE PLAT OF OXFORD CAPITAL PARTNER'S RESUBDIVISION RECORDED JULY 23, 1998 AS DOCUMENT 98639897, AND ALL WHOM IT MAY CONCERN.

(AFFECTS THE SOUTHERLY 10 FEET OF THE LAND)

8. EASEMENT GRANTED FOR UTILITIES OF THE SOUTHERLY 10 FEET OF LOT 11 (MEASURED PERPENDICULARLY FROM THE SOUTHERLY LINE OF LOT 11) EXCEPT THE WESTERLY 17 FEET THEREOF IN ANDERSON'S WOODFIELD PARK, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS GRANTED AND SHOWN ON THE PLAT OF DEDICATION RECORDED NOVEMBER 16, 1977 AS DOCUMENT 24197568.

(AFFECTS THE SOUTHERLY 10 FEET OF THE LAND)

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9. A 15 FOOT PERMANENT NON-EXCLUSIVE EASEMENT IN FAVOR OF ANY ELECTRIC, GAS, TELEPHONE OR TELECOMMUNICATION COMPANY, CABLE T.V. COMPANY AND THE VILLAGE OF SCHAUMBURG, AND ITS, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED, FILED AS DOCUMENT NO. 98639897.

(AFFECTS THE SOUTH, NORTH, WEST AND EAST 15 FEET OF LOT 2)
(FOR EXACT LOCATIONS SEE PLAT)

10. A 15 FOOT PERMANENT NON-EXCLUSIVE DRAINAGE EASEMENT IN FAVOR OF THE VILLAGE OF SCHAUMBURG, COOK AND DUPAGE COUNTIES, ILLINOIS, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 98639897.

(AFFECTS THE NORTH AND EAST 15 FEET OF LOT 2)
(FOR EXACT LOCATIONS SEE PLAT)

11. A PERMANENT NON-EXCLUSIVE EASEMENT RESERVED FOR AND GRANTED TO THE VILLAGE OF SCHAUMBURG, AND ITS SUCCESSORS AND ASSIGNS, IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN AS AND/OR LABELED AS "ROADWAY IMPROVEMENT EASEMENT" WITHIN THE DASHED LINES SHOWN ON THE PLAT OF OXFORD CAPITAL PARTNERS' RESUBDIVISION RECORDED JULY 23, 1998 AS DOCUMENT 98639897, FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, INSPECTION, OPERATING, REPLACING, REPAIRING, CLEANING AND MAINTAINING ROADWAY IMPROVEMENTS, SUCH AS SIDEWALKS, PARKWAY TREES, AND LIGHTING, TOGETHER WITH THE RIGHT OF ACCESS THERETO. NO PERMANENT BUILDINGS OR STRUCTURES OR TREES SHALL BE PLACED IN SAID EASEMENT.

(AFFECTS THE WEST 15 FEET OF LOT 2)

12. THE PLAT OF RE-SUBDIVISION RECORDED JULY 23, 1998 AS DOCUMENT 98639897 HAS THE FOLLOWING STATEMENT:

NOTE: NO ACCESS TO NATIONAL PARKWAY MAY OCCUR EXCEPT AS SHOWN ON SAID PLAT.

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ALSO THE CONSTRUCTION OF ANY FUTURE ACCESS POINTS TO ADJACENT ROADWAYS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF THE VILLAGE OF SCHAUMBURG.

13. BUILDING LINE AS SHOWN ON THE PLAT OF RESUBDIVISION AFORESAID, AS FOLLOWS:

(AFFECTS THE SOUTH 50 FEET AND THE WEST 50 FEET OF LOT 2)

14. A NON-EXCLUSIVE EASEMENT AS CREATED BY EASEMENT AGREEMENT DATED APRIL 28, 1998 AND RECORDED MAY 6, 1998 AS DOCUMENT 98373511 FROM FIRST BANK OF SCHAUMBURG, AS TRUSTEE UNDER TRUST NUMBER 252 TO OXFORD SCHAUMBURG COMPANY, LLC AND AS SHOWN ON PLAT OF OXFORD CAPITAL PARTNERS RESUBDIVISION AFORESAID, FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

THE SOUTH 105 FEET OF THE NORTH 380 FEET AND THE WEST 75 FEET OF LOT 1 IN ANDERSON'S THIRD RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 2 IN ANDERSON'S SECOND RESUBDIVISION, A RESUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

15. RIGHT OF WAY AGREEMENT-WATER IRRIGATION DATED OCTOBER 30, 2000 AND RECORDED NOVEMBER 28, 2000 AS DOCUMENT 00931034 BETWEEN PARKWAY CORPORATE PLACE L.L.C. AND VILLAGE OF SCHAUMBURG, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN.
16. EASEMENT AGREEMENT DATED MAY 29, 2001 AND RECORDED MAY 30, 2001 AS DOCUMENT 0010457075 BY AND BETWEEN LASALLE BANK N.A. AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 1, 1991 AND KNOWN AS TRUST NO. 1237-CH, AND PARKWAY CORPORATE PLACE, L.L.C., AND THE TERMS, PROVISIONS, COVENANTS AND CONDITIONS CONTAINED THEREIN.

(AFFECTS THE LAND AND OTHER PROPERTY)

17. RECIPROCAL EASEMENT AGREEMENT FOR ACCESS AND PARKING DATED FEBRUARY 18, 2004 AND RECORDED MARCH 29, 2004 AS DOCUMENT 0408918051 BY AND BETWEEN NSA PROPERTIES II, LLC AND PARKWAY CORPORATE PLACE, L.L.C., AND THE TERMS, PROVISIONS, COVENANTS AND CONDITIONS CONTAINED THEREIN.

(AFFECTS THE LAND AND OTHER PROPERTY)

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18. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENTS DESCRIBED AS PARCELS 2 AND 3 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENTS.

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

19. MATTERS OF SURVEY PERFORMED BY JLH LAND SURVEYING INC FOR BOCK & CLARK DATED OCTOBER 7, 2016 AS FOLLOWS:

POND ALONG A PORTION OF THE WEST LINE OF THE LAND.

Property of Cook County Clerk's Office