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This document was prepared by
and after recording, mail to:

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8983298
T60211



1704518088D

Doc# 1704518088 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/14/2017 04:04 PM PG: 1 OF 5

THIS SPACE IS FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 14th day of February, 2017, by Heritage Schaumburg, LLC, an Illinois limited liability company ("Grantor"), to:

John V. Zaruba ("Grantee #1");

Anthony Stephens Trust Dated March 12, 1999 ("Grantee #2"); and

Heritage Schaumburg, LLC, an Illinois limited liability company ("Grantee #3").

(The three grantees, as set forth above, shall be referred to herein as the "Grantees".) The address for each of the Grantees is as follows:

Grantee #1: 614 Kenilworth Avenue
Oak Park, Illinois 60302

Grantee #2: 1011 Lake Street, Suite 404
Oak Park, Illinois 60301

Grantee #3: 1011 Lake Street, Suite 404
Oak Park, Illinois 60301



WITNESS, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantees, the receipt whereof is hereby acknowledged by Grantor, by these presents does hereby GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto Grantees as Tenants in Common, FOREVER, the property described on EXHIBIT A attached hereto and made a part hereof, which property is situated in the County of Cook and State of Illinois ("Property");

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title interest, claim or demand whatsoever of

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Grantor, either in law or equity, of, in and to the Property with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said Property with the appurtenances, unto the Grantees as tenants in common forever in the following shares:

As to Grantee #1: 28.75% undivided interest;

As to Grantee #2: 28.75% undivided interest; and

As to Grantee #3: 42.50% undivided interest.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantees, and their respective successors and assigns, that it has not done or suffered to be done, anything whereby the said 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 said Property, against all persons lawfully claiming, or to claim the same, by, through or under Grantor subject only to the title exceptions set forth on Exhibit B attached hereto.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be signed by its duly authorized officer as of this 20th day of ~~January~~, 2017.



JANUARY

GRANTOR:

Heritage Schaumburg, LLC, an Illinois limited liability company

By: Heritage Realty Services, Inc., an Illinois corporation d/b/a Heritage Property Group, Inc.

By: Anthony T. Stephens
Name: Anthony T. Stephens
Its: President

REAL ESTATE TRANSFER TAX		15-Feb-2017	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00
07-12-300-033-0000 20170101604139 0-509-022-912			

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAXES BY VIRTUE OF SECTION (e) OF SECTION 31-45 OF THE ILLINOIS REAL ESTATE TRANSFER TAX LAW.

GRANTOR:

By: Anthony T. Stephens
Name: Anthony T. Stephens
Its: President of Manager

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ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Anthony T. Stephens, President of Heritage Realty Services, an Illinois corporation, d/b/a Heritage Property Group, Inc., as a Manager of Heritage Schaumburg, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes herein set forth.

Given under my hand and official seal, this 4th day of FEBRUARY, 2017.

Arnold E. Karolewski
Notary Public

My Commission Expires: _____



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Exhibit A
LEGAL DESCRIPTION

PARCEL 1:

LOT 2 IN REMINGTON ROAD RESUBDIVISION OF PART OF LOTS 3, 4 AND 5 IN SCHAUMBURG INDUSTRIAL PARK UNIT #1, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART OF LOT 2, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 AFORESAID; THENCE ON AN ASSUMED BEAKING OF SOUTH 87 DEGREES, 39 MINUTES, 53 SECONDS WEST ALONG SOUTH LINE OF LOT 2 AFORESAID, 25.00 FEET; THENCE NORTH 44 DEGREES, 00 MINUTES, 33 SECONDS EAST, A DISTANCE OF 36.18 FEET TO THE EAST LINE OF LOT 2 AFORESAID; THENCE SOUTH 00 DEGREES, 21 MINUTES, 13 SECONDS WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS AND PARKING FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN EASEMENT AGREEMENT RECORDED AS DOCUMENT 86323851 AND AMENDED FEBRUARY 22, 2007 BY DOCUMENT NUMBER 0705334509, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 88479426 AND AMENDED FEBRUARY 22, 2007 BY DOCUMENT NUMBER 0705334059, IN COOK COUNTY, ILLINOIS.

Commonly known street address of Parcel 1: 1400-1408 North Meacham Road
Schaumburg, Illinois 60173

Permanent Tax Index Number of Parcel 1: 07-12-300-033-0000

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Exhibit B EXCEPTIONS

1. Real estate taxes for the year 2016 and subsequent years;
2. Easements, terms, conditions, provisions, building lines and all other matters set forth in those documents which were recorded in the Office of the Recorder of Deeds of Cook County as the following numbers: 0705334059, 88479426, 86323851 and 18945804; and
3. Leases (and all amendments thereto) executed by Grantor and the following persons or entities or their predecessor entities or their predecessor tenants: Noodles & Company, a Delaware corporation; FedEx Office and Print Services, Inc., a Texas corporation, f/k/a FedEx Kinko's Office and Print Services, Inc., a Delaware corporation; Smart Choice MRI, LLC; and Dainese USA, Inc., and all rights and interests of such parties and anyone claiming by, through or under the tenants thereunder.