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Doc# 1704518089 Fee \$50.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/14/2017 04:05 PM PG: 1 OF 7

This document was prepared by:

Chuhak & Tecson, P.C.  
Attention: Arnold E. Karolewski  
30 South Wacker Drive  
Suite 2600  
Chicago, IL 60606-7413

After recording, mail to:

Jay Zabel & Associates, Ltd.  
55 West Monroe Street  
Suite 3950  
Chicago, Illinois 60603

THIS SPACE IS FOR RECORDER'S USE ONLY

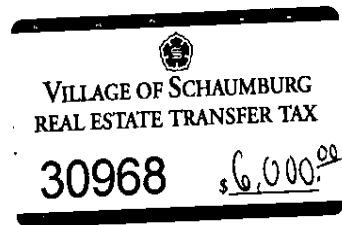
## SPECIAL WARRANTY DEED

Heritage Schaumburg, LLC, an Illinois limited liability company, John V. Zaruba and Anthony Stephens Trust Dated March 12, 1999 (said entities and individual shall be collectively referred to herein as "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 to the undersigned by PARM SHOPPES ON MEACHAM, LLC, an Illinois limited liability company ("Grantee"), which has a mailing address of 1901 North Roselle Road, Suite 650, Schaumburg, Illinois, the receipt and sufficiency of such consideration being hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto Grantee that certain improved real property being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes (the "Property"); subject, however, to those matters described in Exhibit B attached hereto ("Exceptions") and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property in fee simple, together with all and singular the rights, 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 the Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances, unto Grantee, its successors and assigns forever. Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and Grantor hereby agrees to warrant and forever defend, subject to the Exceptions, all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through or under Grantor but not otherwise.

Commonly known as: 1400-1408 North Meacham Road  
Schaumburg, Illinois

Permanent Tax Index Number: 07-12-300-033-0000



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The Property is commercial in nature and does not constitute homestead property.

IN WITNESS WHEREOF, the Grantor has signed this Special Warranty Deed as of this 20<sup>th</sup> day of January, 2017.

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 J. Stephens  
Name: Anthony J. Stephens  
Its: President

John V. Zaruba  
John V. Zaruba

Anthony J. Stephens Trust dated March 12, 1999

By: Anthony J. Stephens  
Anthony J. Stephens, Trustee

REAL ESTATE TRANSFER TAX		15-Feb-2017	
	COUNTY:	3,000.00	
	ILLINOIS:	6,000.00	
	TOTAL:	9,000.00	
07-12-300-033-0000   20170101604149   0-830-739-136			

Send Future Tax Bills to: PARM SHOPPES ON MEACHAM, LL  
1901 North Roselle Road, Suite 650  
Schaumburg, Il 60195

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### ACKNOWLEDGMENT

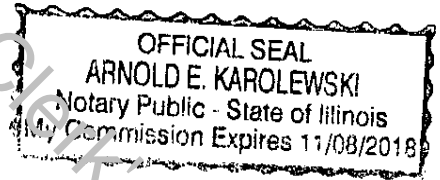
STATE OF ILLINOIS )  
  ) SS.  
COUNTY OF COOK )

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 4<sup>th</sup> day of FEBRUARY, 2017.

A. MEK...  
Notary Public

My Commission Expires: \_\_\_\_\_

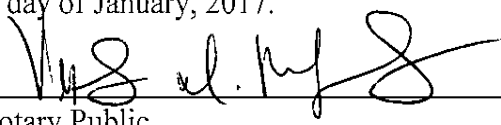


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STATE OF ILLINOIS )  
  ) SS.  
COUNTY OF **COOK** )

I, The undersigned, a notary public in and for said County and State aforesaid, does hereby certify that on this day John V. Zaruba appeared before me and, known to me to be John V. Zaruba, acknowledged that he signed and delivered said instrument as his free and voluntary act.

GIVEN under my hand and official seal this 20<sup>th</sup> day of January, 2017.

  
\_\_\_\_\_  
Notary Public

My Commission expires: 11/17/19



Property of Cook County Clerk's Office

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STATE OF ILLINOIS )  
) SS.  
COUNTY OF COOK )

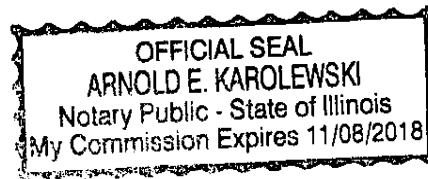
I, ARNOLD E. KAROLEWSKI, a notary public in and for said County and State aforesaid, does hereby certify that on this day Anthony Stephens appeared before me and, known to me to be Anthony Stephens as Trustee of the Anthony Stephens Trust dated March 12, 1999, acknowledged that he signed and delivered said instrument as his free and voluntary act in his capacity as such Trustee.

GIVEN under my hand and official seal this 4<sup>th</sup> day of FEBRUARY, 2017.

Arnold E. Karolewski

Notary Public

My Commission expires: \_\_\_\_\_



Property of Cook County Clerk's Office

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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 BEARING 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 60193

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.