

UNOFFICIAL COPY

1778983773LP 1 of 1



Doc#. 1705949167 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/28/2017 01:03 PM Pg: 1 of 4

Dec ID 20170201609884
ST/CO Stamp 1-312-486-080 ST Tax \$2,333.00 CO Tax \$1,166.50

Property of Cook County Recorder of Deeds Office

LIMITED WARRANTY DEED

Exhibit A- Legal Description:

LOT 2 IN THE FINAL PLAT OF SUBDIVISION, 1ST ADDITION TO LOT 2 IN THE FIRST ADDITION TO LOT 1 IN THE SHOPPES AT PRIME VLLAGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 3, 2015 AS DOCUMENT 1509318019, IN COOK COUNTY, ILLINOIS.

PIN: 02-35-305-050-0000

Property Address: 1414-1426 East Algonquin Rd, Schaumburg, IL 60173

After recording return to:

CK & Associates, LLC

8930 Waukegan Rd., Ste. 210

Morton Grove, IL 60053

UNOFFICIAL COPY

LIMITED WARRANTY DEED

To be effective as of the 21st day of February, 2017, Integris Ventures-SPV, LLC, an Illinois limited liability company (“**Grantor**”), whose mailing address 1001 Craig Road, Suite 392, Creve Coeur, Missouri 63141, for an in consideration of Ten and no/100 Dollars (\$10.00) the sum of and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged from KJUNG 1414 LLC (“**Grantee**”), whose mailing address is 240 Waukegan Road, Suite 200, Glenview, Illinois 60025, **WARRANTS and SELLS AND CONVEYS**, unto Grantee the following described property:

- (i) That certain real property in Cook County, Illinois, which is described on Exhibit A attached hereto and incorporated herein by reference (the “**Land**”);
- (ii) All buildings, structures, utility lines, utility facilities, utility improvements, street and drainage improvements, and other improvements of any kind or nature located in, on, or under the Land (all of the foregoing being referred to herein collectively as the “**Improvements**”); and
- (iii) All appurtenances benefiting or pertaining to the Land or the Improvements, including, without limitation, all of Grantor’s right, title and interest in and to all development and utility rights and permits benefiting the Land and all streets, alleys, rights-of-way, or easements adjacent to or benefitting the Land and all strips or pieces of land abutting, bounding, or adjacent to the Land (all of the foregoing being referred to herein collectively as the “**Appurtenances**”).

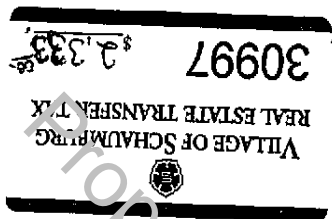
The Land, Improvements and Appurtenances are collectively referred to herein as the “**Property**.”

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee’s successors or assigns, forever; and, subject to all of the matters set forth or referred to herein, Grantor does hereby bind itself and its successors to **WARRANT AND FOREVER DEFEND** all and singular the Property unto Grantee, Grantee’s successors or assigns, against every person whomsoever lawfully claiming or to claim the same, or any party thereof, by, through or under Grantor, but not otherwise; provided, however that this conveyance is made by Grantor and accepted by Grantee subject to: (a) all easements, rights-of-way, covenants, restrictions, reservations, conditions and other matters of record; (b) all applicable local, state and federal laws, ordinances and regulations, including but not limited to building and zoning laws; (c) the rights of tenants in possession pursuant to written leases; (d) matters caused by Grantee; (e) all real estate taxes and assessments not yet due and payable; and (f) encroachments, overlaps,

UNOFFICIAL COPY

boundary-line disputes and any other matters which would be disclosed by an accurate survey of the Property. [these to be reviewed and accepted by Purchaser during the Inspection Period]

[Remainder of page intentionally blank; signature on following page]



Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXECUTED AND DELIVERED to be effective as of the date first above written.

GRANTOR:

Integrus Ventures-SPV, LLC,
an Illinois limited liability company

By: [Signature]
Name: Jason Fine
Title: Manager

STATE OF IL
COUNTY OF COOK) SS:

Before me, a Notary Public in and for said County and State, personally appeared Jason Fine, the Manager of Integrus Ventures-SPV, LLC, an Illinois limited liability company, who, after having been duly sworn, acknowledged the execution of the foregoing Limited Warranty Deed for and on behalf of such limited liability company.

WITNESS, my hand and notarial seal this 21st day of February, 2017.

[Signature]
() Notary Public

My Commission Expires: _____ My County of Residence: COOK



Send Tax Statements to: 240 Waukegan Rd #200
Glenview, IL 60025

This instrument prepared by Paul C. Downing, Trout Downing, LLC, 134 N. LaSalle Street, Suite 1840, Chicago, Illinois 60602. I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law [Paul C. Downing].