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THIS INSTRUMENT WAS PREPARED BY:

Rraim Murtishi
Lyon & Caron LLP
790 Estate Drive, Suite 180
Deerfield, Illinois 60015

Doc#: 1708055057 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/21/2017 09:41 AM Pg: 1 of 5

Dec ID 20170301626795
ST/CO Stamp 0-810-654-400 ST Tax \$4,200.00 CO Tax \$2,100.00

MAIL AFTER RECORDING TO:

Lyon & Caron LLP
790 Estate Drive, Suite 180
Deerfield, Illinois 60015
Attention: Rraim Murtishi

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 7th day of February, 2017 by **O'HARE REAL ESTATE, LLC**, an Illinois limited liability company, having an address of 1375 Remington Road - Suite E, Schaumburg, Illinois 60173, ("**Grantee**"), to **PROMINENCE O'HARE, LLC**, ("**Grantor**"), an Illinois limited liability company ("**Grantee**"), having an address of 1375 Remington Road - Suite E, Schaumburg, Illinois 60173.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, its successors and assigns, **FOREVER**, all the land, situated in the County of Cook and State of Illinois known and described on *Exhibit A* attached hereto and made a part hereof (the "**Premises**").

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 the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Premises as above described, with the appurtenances, unto the Grantee, his heirs/successors and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, his heirs/successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth as "Permitted Title Exceptions" on *Exhibit B* attached hereto and made a part hereof; and that subject to such Permitted Title Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

MAIL TAX BILLS TO:

Prominence O'Hare, LLC
1375 Remington Road - Suite E
Schaumburg, Illinois 60173

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents the day and year first above written.

O'HARE REAL ESTATE, LLC
an Illinois limited liability company

By: [Signature]
Name: Rana Rehan Zaid
Its: Manager

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, Rana Murtishi, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rana Rehan Zaid, Manager of O'Hare Real Estate, 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 signed and delivered the said instrument as his free and voluntary act in his capacity as Manager, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 5th day of February, 2017.



[Signature]
Notary Public
My Commission Expires 3/31/2020 (SEAL)

DES PLAINES Real Estate Transfer Tax
No. 61233
\$2.00 per \$1,000.00
3/01/17
S. CO. & MARRIAGE R.D.
CITY OF DES PLAINES

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Legal Description

PARCEL 1:

LOT 3 IN THE FINAL PLAT OF THE ORCHARDS AT O'HARE SUBDIVISION, RECORDED DECEMBER 27, 2016 AS DOCUMENT 1636218072, BEING A RESUBDIVISION OF PART OF THE ORCHARD HIGGINS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED ON MARCH 17, 2016 AS DOCUMENT NUMBER 1607719068, AND BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE RECIPROCAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY RECIPROCAL EASEMENTS AND COVENANTS AGREEMENT BY AND BETWEEN THE CITY OF DES PLAINES, AN ILLINOIS HOME-RULE MUNICIPAL CORPORATION (CITY) AND O'HARE REAL ESTATE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY (DEVELOPER) DATED JANUARY 31, 2017 AND RECORDED FEBRUARY 14, 2017 AS DOCUMENT 1704519092 FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN ACCESS OVER THE FOLLOWING DESCRIBED LAND:

LOTS 2, 4 AND 8 IN THE FINAL PLAT OF THE ORCHARDS AT O'HARE SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH WEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A NON-EXCLUSIVE RECIPROCAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY RECIPROCAL EASEMENTS AND COVENANTS AGREEMENT BY AND BETWEEN THE CITY OF DES PLAINES, AN ILLINOIS HOME-RULE MUNICIPAL CORPORATION (CITY), THE ROSEMONT PARK DISTRICT, AN ILLINOIS PARK DISTRICT (DISTRICT) AND OUTFRONT MEDIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY (BILLBOARD TENANT), DATED NOVEMBER 22, 2016 AND RECORDED JANUARY 20, 2017 AS DOCUMENT 1702018084 FOR THE PURPOSE OF CITY PUBLIC INGRESS, EGRESS, CIRCULATION AND PARKING EASEMENT OVER THE FOLLOWING DESCRIBED LAND:

LOT 3 IN THE ORCHARD HIGGINS SUBDIVISION BEING A RESUBDIVISION OF VARIOUS RESUBDIVISIONS TOGETHER WITH A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER ALL IN SECTION 33, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING THE PLAT THEREOF RECORDED ON MARCH 17, 2016 AS DOCUMENT NUMBER 1607719068.

PARCEL 4:

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS, DATED FEBRUARY 7, 2017 AND RECORDED FEBRUARY 14, 2017 AS DOCUMENT NUMBER 1704519094 AND CREATED BY CONVEYANCE DEED BY O'HARE REAL ESTATE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY (GRANTOR) AND PROMINENCE O'HARE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY (GRANTEE) RECORDED FEBRUARY 17, 2017 AS DOCUMENT NUMBER 1704519091, FOR THE PURPOSE OF INGRESS AND EGRESS FOR PEDESTRIAN AND VEHICULAR ACCESS OVER, ACROSS AND UPON THE PAVED AREAS WITHIN THE PARCELS OF LAND DESCRIBED AS FOLLOWS:

LOTS 5, 6 AND 7 IN THE FINAL PLAT OF THE ORCHARDS AT O'HARE SUBDIVISION,

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RECORDED DECEMBER 27, 2016 AS DOCUMENT 1636218072, BEING A RESUBDIVISION OF PART OF THE ORCHARD HIGGINS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED ON MARCH 17, 2016 AS DOCUMENT NUMBER 1607719068, AND BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Pins:

09-33-305-002-0000

09-33-305-005-0000

09-33-305-006-0000

09-33-305-009-0000

09-33-305-010-0000

09-33-305-014-0000

09-33-306-001-0000

09-33-309-001-0000

09-33-309-010-0000

09-33-500-005-0000

Address: 2988 Orchard Pl, Des Plaines, IL

Property of Cook County Clerk's Office

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EXHIBIT B

Permitted Title Exceptions

1. Real estate taxes and assessments for the year 2016 and subsequent years which are not yet due and payable.
2. All matters of record.
3. All matters that an accurate survey would disclose.

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