

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS DOCUMENT WAS)
PREPARED BY AND)
AFTER RECORDING)
RETURN TO:)

Ginsberg Jacobs LLC)
300 S. Wacker Dr., Suite 2750)
Chicago, Illinois 60606)
Attention: Brian J. Pleviak)



Doc# 1724444036 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/01/2017 12:21 PM PG: 1 OF 5

[This space reserved]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "Deed"), is made as of this 29 day of August, 2017, by MIF 1250 PRATT (ELK GROVE VILLAGE), LLC, an Illinois limited liability company (the "Grantor"), having an office at 1301 W. 22nd Street, Suite 711, Oak Brook, Illinois 60523, to 700 FARGO, LLC, an Illinois limited liability company (the "Grantee"), having an office at 700 Fargo, Elk Grove Village, Illinois 60007.

WITNESSETH:

That the Grantor for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does **GRANT, REMISE, RELEASE, ALIEN, SELL AND CONVEY** unto the Grantee and its successors and assigns **FOREVER**, all of the real estate, situated in the County of Cook and State of Illinois commonly known as 1250 Pratt Boulevard, Elk Grove Village, and legally described on **Exhibit A** attached hereto and made a part hereof together with the building structures, fixtures, and other improvements located on said real estate (the "**Property**"), subject only to those matters described on **Exhibit B** attached hereto and made a part hereof (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property subject only to the Permitted Exceptions, unto the Grantee and its successors and assigns forever.

Grantor does covenant, promise and agree, to and with the Grantee and its successors and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited, and that it **WILL WARRANT** title to the Property only against its own acts, but not the acts of any other, except for claims arising under or by virtue of the Permitted Exceptions.

CCRD REVIEW

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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents on the date first set forth above.

GRANTOR:

MIF 1250 PRATT (ELK GROVE VILLAGE), LLC
an Illinois limited liability company

By: _____
Name: Justin P. Fierz
Title: Manager

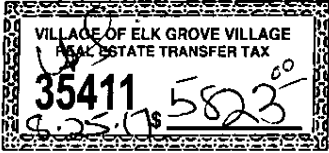
STATE OF ILLINOIS)
) ss:
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Justin P. Fierz, as Manager of MIF 1250 PRATT (ELK GROVE VILLAGE), LLC, an Illinois limited liability company (the "Grantor"), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of the Grantor, for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal this 27 day of August, 2017.

Notary Public: Patrick Schaner

Commission Expiration: 11/29/18



REAL ESTATE TRANSFER TAX		01-Sep-2017
COUNTY:		970.50
ILLINOIS:		1,941.00
TOTAL:		2,911.50

08-34-400-026-0000 | 20170801611962 | 0-472-470-464

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Exhibit A to Special Warranty Deed

Legal Description

THE WEST 46 FEET OF LOT 17, ALL OF LOT 18 AND THE EAST 44 FEET OF LOT 19 IN CENTEX INDUSTRIAL PARK UNIT 22, IN SECTION 34, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 08-34-400-026-0000

ADDRESS: 1250 Pratt Boulevard, Elk Grove Village, Illinois 60007

[END]

SEND SUBSEQUENT TAX
BILLS TO:
700 FARCO, LLC
1250 Pratt Boulevard
Elk Grove, Illinois 60007

Property of Cook County Clerk's Office

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Exhibit B to Special Warranty Deed

Permitted Exceptions

1. THE LIEN OF ALL AD VALOREM REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.
2. LOCAL, STATE AND FEDERAL LAWS, ORDINANCES OR GOVERNMENTAL REGULATIONS, INCLUDING, BUT NOT LIMITED TO, BUILDING AND ZONING LAWS, ORDINANCES AND REGULATIONS, NOW OR HEREAFTER IN EFFECT RELATING TO THE PROPERTY.
3. THAT CERTAIN NFR LETTER DATED JULY 20, 2015, ISSUED BY THE ILLINOIS EPA, RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS ON AUGUST 13 2015, AS DOCUMENT #1522518029.
4. ANY MATTERS ARISING AS A RESULT OF ACTS DONE OR SUFFERED BY OR THROUGH GRANTEE.
5. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
6. EASEMENT OVER THE PLATTED AREA FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH THE RIGHT TO OVERHANG AERIAL SERVICE WIRES AND THE RIGHT OF ACCESS TO SUCH WIRES, AS CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED SEPTEMBER 14, 1964 AS DOCUMENT NUMBER 19243500.
7. 25 FOOT BUILDING LINE AS SHOWN ON THE PLAT OF CENTEX INDUSTRIAL PARK UNIT NO. 22 RECORDED SEPTEMBER 14, 1964 AS DOCUMENT NUMBER 19243500 OVER THE SOUTH 25 FEET OF THE LAND.
8. EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES AS SHOWN ON THE PLAT OF CENTEX INDUSTRIAL PARK UNIT NO. 22 RECORDED SEPTEMBER 14, 1964 AS DOCUMENT NUMBER 19243500 OVER THE NORTHERLY 10 FEET OF THE LAND.
9. EASEMENT FOR PUBLIC UTILITIES, SEWER, WASTE AND DRAINAGE AS SHOWN ON PLAT OF CENTEX INDUSTRIAL PARK UNIT NO. 22 RECORDED SEPTEMBER 14, 1964 AS DOCUMENT NUMBER 19243500 OVER, UNDER, UPON AND THROUGH THE SOUTH 25 FEET OF THE LAND.

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10. TERMS AND CONDITIONS CONTAINED IN THE NO FURTHER REMEDIATION LETTER RECORDED AUGUST 13, 2015 AS DOCUMENT NUMBER 1522518029.
11. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
12. SUBJECT TO ENCROACHMENTS, OVERLAPS, UNRECORDED EASEMENTS AND OTHER ADVERSE MATTERS, WHICH MAY BE DISCLOSED BY AN ACCURATE SURVEY OF THE LAND MADE IN ACCORDANCE WITH ILLINOIS SURVEY AND ALTA/ASCM SURVEY STANDARDS.

[END]

Property of Cook County Clerk's Office