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Doc#: 1726501007 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/22/2017 09:19 AM Pg: 1 of 5

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PREPARED BY:

Jack L. Parrino, Esq.
Thompson Coburn LLP
55 East Monroe Street, 37th Floor
Chicago, Illinois 60603

Dec ID 20170801615243
ST/CO Stamp 1-973-151-680 ST Tax \$160.00 CO Tax \$80.00

WHEN RECORDED RETURN TO:

Jeffrey B. Gurian
BeckerGurian
513 Central Ave., 4th Floor
Highland Park, Illinois 60055

(Above Space for Recorder's use only)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 21st day August, 2017, by The Huntington National Bank, successor by merger to FirstMerit Bank, N.A., a national banking association ("Grantor"), for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, by these presents hereby SELLS AND CONVEYS to 3 Arch Holdings, LLC, an Illinois limited liability company, whose mailing address is 171 West Wing Street, Suite 203, Arlington Heights, Illinois 60005 ("Grantee"), forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

Together with all and singular hereditaments and appurtenances belonging thereto, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, unto the Grantee, forever.

And the Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors and assigns, that during the period of time that Grantor held fee simple title to the Premises, it has not done or suffered to be done, anything whereby the said 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 DEFEND, the premises for the period of time that Grantor held fee simple title to the premises against all persons lawfully claiming by, through or under the Grantor, but none otherwise.

[Signatures begin on next page]

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IN WITNESS WHEREOF, GRANTOR has executed this Special Warranty Deed as of the ____ day of August, 2017.

GRANTOR:

**THE HUNTINGTON NATIONAL BANK,
SUCCESSOR BY MERGER TO FIRSTMERIT
BANK, N.A., a national banking association**

By: *Eric Hull*
 Name: Eric Hull
 Title: Vice President

STATE OF OHIO)
) SS.
 COUNTY OF Summit)

Ohio

I, the undersigned, a Notary Public in and for the State of ~~Illinois~~ *Ohio*, DO HEREBY CERTIFY, that Eric Hull, the Vice President of The Huntington National Bank, successor by merger to FirstMerit Bank, N.A., a national banking association, 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, sealed, and delivered the foregoing instrument as the Vice President of The Huntington National Bank, successor by merger to FirstMerit Bank, N.A., a national banking association, and as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 29th day of August, 2017.



HANNAH JANE ROEDER
 Notary Public State of Ohio
 My Comm. Expires MARCH 15, 2020

[Handwritten Signature]

 Notary Public

Send Future Tax Bills To:

3 Arch Holdings, LLC
 171 West Wing Street, Suite 203
 Arlington Heights, Illinois 60005 *-5512*

REAL ESTATE TRANSFER TAX		21-Sep-2017
	COUNTY:	80.00
	ILLINOIS:	160.00
	TOTAL:	240.00
03-29-340-031-1002 2017080151543 1-973-151-680		

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 202 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WING STREET CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED MAY 28, 2003 AS DOCUMENT NO. 0314831023, AS AMENDED FROM TIME TO TIME, IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29 AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 30, ALL IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

~~THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE (S) 51, 52 AND 53, LIMITED~~
COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0314831023.

PARCEL THREE:

EASEMENTS FOR THE BENEFIT OF PARCELS ONE AND TWO FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN CROSS EASEMENT AND COST SHARING AGREEMENT RECORDED AS DOCUMENT NO. 00577251.

PIN(S): 03-29-340-031-1002

Common Address: 171 W. Wing Street, Unit 202, Arlington Heights, Illinois 60005-5812

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EXHIBIT B TO SPECIAL WARRANTY DEED

1. REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE;
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
3. EASEMENTS OR CLAIMS OF EASEMENTS AS MAY BE SHOWN ON A SURVEY OF THE LAND.
4. TERMS, PROVISIONS, COVENANTS, RESTRICTIONS AND OPTIONS (BUT OMITTING 9. ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW) CONTAINED IN AND ~~RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0314831023, AS AMENDED FROM TIME TO TIME.~~
5. THE DEVELOPER HAS RESERVED THE RIGHT TO ADD PROPERTY TO THE CONDOMINIUM AND, IN THE EVENT OF SUCH ADDITION, TO REALLOCATE PERCENTAGE INTERESTS IN THE COMMON ELEMENTS. THE RIGHT TO ADD PROPERTY 10 YEARS FROM THE DATE OF RECORDING OF THE ORIGINAL DECLARATION.
6. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE AGREEMENT RECORDED MAY 9, 1997 AS DOCUMENT NO. 97-28052, MADE BY AND BETWEEN THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS AND A & T INVESTMENTS CORPORATION. (AFFECTS COMMON ELEMENTS).
7. CROSS EASEMENT AND COST SHARING AGREEMENT BY AND BETWEEN CAMPBELL DEVELOPMENT, LLC AND VILLAGE GREEN, LLC, RECORDED JULY 31, 2000 AS DOCUMENT NO. 00577251.(AFFECTS COMMON ELEMENTS).
8. AGREEMENT MADE BY AND BETWEEN THE VILLAGE OF ARLINGTON HEIGHTS, AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NO. 46396, ET AL, FILED JULY 31, 1975 AS DOCUMENT LR2821587, TO RESERVE AND PROVIDE A TOTAL OF 3 OFF-STREET PARKING SPACES TO BE UTILIZED FOR PARKING FOR PARCEL 2 IN CONFORMITY WITH THE REQUIREMENT OF THE MUNICIPAL CODE OF THE VILLAGE OF ARLINGTON HEIGHTS IN THE PARKING LOTS LOCATED ON THE LAND. (AFFECTS COMMON ELEMENTS).

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9. MEMORANDUM OF LEASE RECORDED AUGUST 6, 2004 AS DOCUMENT NO. 0421912014, MADE BY A & T PROPERTIES, LLC AND AT&T WIRELESS SERVICES FOR A TERM OF 5 YEARS COMMENCING JUNE 15, 2004 AND TERMINATING JUNE 14, 2009, WITH 4 SUCCESSIVE 5 YEAR OPTIONS TO RENEW (AFFECTS COMMON ELEMENTS).
10. TERMS AND PROVISIONS CONTAINED IN ORDINANCE NO. 97-015 OF THE VILLAGE OF ARLINGTON HEIGHTS RECORDED AUGUST 13, 1997 AS DOCUMENT 97589528, AMENDING THE VILLAGE ZONING ORDINANCE FOR THE VILLAGE GREEN DEVELOPMENT (AFFECTS COMMON ELEMENTS).
11. TERMS AND PROVISIONS CONTAINED IN THE ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS RECORDED MAY 14, 1998 AS DOCUMENT NO. 98397586 APPROVING THE PLANNED UNIT DEVELOPMENT FOR VILLAGE GREEN DEVELOPMENT (AFFECTS COMMON ELEMENTS).
12. TERMS AND PROVISIONS CONTAINED IN THE REDEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF ARLINGTON HEIGHTS AND VILLAGE GREEN, LLC RECORDED MAY 5, 1999 AS DOCUMENT NO. 99432619, AS AMENDED (AFFECTS COMMON ELEMENTS).
13. AN ORDINANCE AMENDING A PLANNED UNIT DEVELOPMENT AND GRANTING VARIATIONS FROM CHAPTER 28 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE, RECORDED APRIL 17, 2001 AS DOCUMENT 0010309227 (AFFECTS COMMON ELEMENTS).
14. EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE, INGRESS AND EGRESS AS CONTAINED IN THE DOCUMENT RECORDED AS NO. 1313029069. (AFFECTS COMMON ELEMENTS).
15. TERMS, PROVISIONS AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 3 CONTAINED IN THE INSTRUMENT CREATING SUCH EASEMENT.
16. RIGHTS OF THE ADJOINING OWNER AND OWNERS TO THE CONCURRENT USE OF THE EASEMENT DESCRIBED AS PARCEL 3.
17. EXISTING UNRECORDED LEASE WITH KISS THE CHEF HOLDINGS, LLC.