



COUNTY: 3.837.75  
ILLINOIS: 7.675.50  
TOTAL: 11.513.25

08-34-307-016-0000

20171201664170 | 0-374-162-464



\*17347190100\*

Doc# 1734719010 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/13/2017 09:16 AM PG: 1 OF 4

**FIRST AMERICAN TITLE****FILE # 2872780 1/2 SPECIAL WARRANTY DEED**

THIS INDENTURE, made as of December 7, 2017, between **William Won Lee and Kyung Hyun Lee, as Co-Trustees of the William Won Lee Trust dated 03/15/1996, William Won Lee and Kyung Hyun Lee, as Co-Trustees of the Kyung Hyun Lee Trust dated 03/15/1996, and Lee Family Limited Partnership** having an address of 955 Pratt Blvd, Elk Grove Village, IL 60007 ("Grantor"), to **Riverpoint Property Trust, LLC**, a Delaware LLC, transacting business under the assumed name of Riverpoint Property, LLC, having an address of 2355 Greenleaf Avenue, Elk Grove Village, IL 60007 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular the improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise 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 in law or equity of, in and to the above described premises, with the hereditament and appurtenances (collectively, the "Real Property").

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns, in fee simple forever.

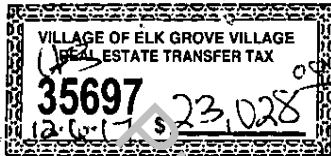
And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, and to its successors and assigns that Grantor has not done or suffered to be done, anything whereby the Real Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the title and quiet possession to the Real Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to all covenants, restrictions, easements, reservations and other exceptions set forth in Exhibit B attached hereto and made a part hereof (the "Permitted Title Exceptions").

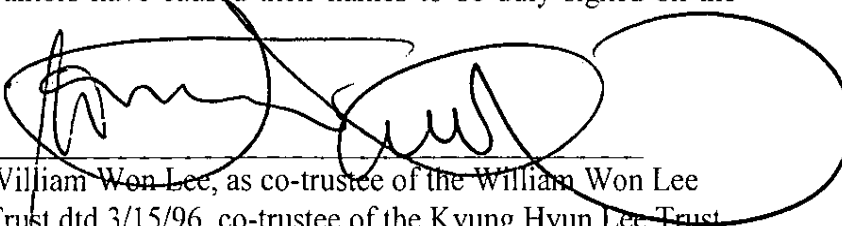
Grantor conveys the Real Property "As-Is", "Where-Is" with all faults and without any representation or warranty, express or implied, as to its physical condition, value or suitability for any intended purpose.

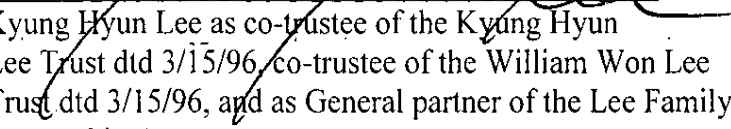
Rv 4

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantors have caused their names to be duly signed on the day and year first above written.



  
William Won Lee, as co-trustee of the William Won Lee Trust dtd 3/15/96, co-trustee of the Kyung Hyun Lee Trust dtd 3/15/96, and as General partner of the Lee Family Partnership Agreement

  
Kyung Hyun Lee as co-trustee of the Kyung Hyun Lee Trust dtd 3/15/96, co-trustee of the William Won Lee Trust dtd 3/15/96, and as General partner of the Lee Family Partnership Agreement

STATE OF ILLINOIS

COUNTY OF COOK



I, the undersigned, a Notary Public, in and for the State aforesaid, do hereby certify that William Won Lee and Kyung Hyun Lee personally known to me to be the same person whose name is subscribed to the foregoing instrument as co-trustees of the William Won Lee Trust dtd 3/15/96, co-trustees of the Kyung Hyun Lee Trust dtd 3/15/96, and as General partners of the Lee Family Partnership Agreement appeared before me 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 company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 7 of December, 2017.

  
Notary Public

Mail Tax Statements to:

RIVERPOINT PROPERTY TRUST, LLC  
2111 PRATT AVE  
ELK GROVE VILLAGE  
ILLINOIS 60007

After Recording Mail to:

DIMONTE + LIZAK, Lee T. Poteracki  
216 HIGGINS RD  
PARK RIDGE IL 60068

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EXHIBIT A

## LEGAL DESCRIPTION

Legal Description: Lot 287 in Centex Industrial Park Unit No. 167, being a Subdivision in the South Half of Section 34, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index #'s: 08-34-307-016-0000

Property Address: 955 Pratt Ave, Elk Grove Village, Illinois 60007

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

Prepared By

Joe Cho; Kim  
899 Skokie Blvd. Ste. 406  
Northbrook, IL 60062

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## EXHIBIT B

### PERMITTED TITLE EXCEPTIONS

1. General taxes and assessments for the year 2017 and subsequent years.

Building setback line(s) as shown on the plat of subdivision recorded as document 21974658.  
(Affects the North 25 feet and the West 10 feet)

Easements for public utilities, as shown on the plat of subdivision recorded as document 21974658.  
(Affects the East and West 10 feet)

Easements for public utilities and drainage, as shown on the plat of subdivision recorded as document 21974658.  
(Affects the South 15 feet)

Easements for underground public utilities, sewer, water and drainage, as shown on the plat of subdivision recorded as document 21974658.  
(Affects the North 25 feet)

Terms and conditions of the easement provisions as noted on the plat of subdivision recorded as document 21974658.

Terms, conditions and provisions of Resolution No. 63-80 entitled amended and restated Itasca-Elk Grove Jurisdictional Common Boundary Line Agreement recorded September 23, 1980 as document 25594715.

Terms, conditions and provisions of Ordinance No. 1432 entitled an ordinance amending the municipal code of the Village of Elk Grove Village recorded February 9, 1981 as document 25767565.

Terms, conditions and provisions of Ordinance No. 1960 entitled an ordinance establishing a tax on the purchase of prepared food and alcoholic liquor in the Village of Elk Grove Village recorded May 25, 1988 as document 88223570.

Matters disclosed by Survey dated November 27, 2017, by Sarko Engineering Inc., Illinois Professional Land Surveyor, Job No. 17-7455, as follows:

Possible unrecorded easements under, over, across, and upon the land, and adjoining land for utilities and/or drainage as evidenced by overhead electric and communication lines located in the southwest corner, and electric transformer located in the southeast corner.