

# UNOFFICIAL COPY



This instrument was prepared by

and after recording, return to: *Nicholas Paris  
444 N. Northwest Highway  
Park Ridge, IL 60069*

Doc# 1736245077 Fee \$68.00

Mail subsequent Tax Bills to:

*Hanover Hoffman Estates, LLC  
c/o The Guardian Life Insurance Co. of America  
Attn: 7 Hanover Square, 20th Floor - C  
New York, NY 10004*

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/28/2017 03:41 PM PG: 1 OF 16

*Attn: Manager, Mortgage Servicing  
R.F. Lavin & Son, P.C.*

## SPECIAL WARRANTY DEED

NORTHWEST CORPORATE CENTRE I LIMITED PARTNERSHIP, an Illinois limited partnership, NORTHWEST CORPORATE CENTRE II AND III LIMITED PARTNERSHIP, an Illinois limited partnership and NORTHWEST TECH LIMITED PARTNERSHIP, an Illinois limited partnership ("Grantors"), for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, the receipt and sufficiency of which are hereby acknowledged, by these presents do GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY to HANOVER HOFFMAN ESTATES, LLC, a Delaware limited liability company, ("Grantee") having an address of *7 Hanover Square, 20th Floor - C, New York, NY, 10004*, all the following real property 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 the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, together with the improvements thereon and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, and interest, of Grantors, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs, successors and assigns forever.

And each Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that 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 herein recited; and Grantors, jointly and severally, WILL WARRANT AND DEFEND the said premises unto the Grantee, its successors and assigns, against all persons lawfully claiming, or to claim the same, by, through or under any of them, subject to all zoning and building laws, ordinances, maps, resolutions and regulations of all governmental authorities having jurisdiction which affect said premises and the use and improvement thereof; leases, if any, and the matters set forth in EXHIBIT B attached hereto and made a part hereof ("Permitted Exceptions"), and not otherwise.

Grantors hereby release and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

*8976786 10/1*

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

*CT# JYok*

*Rv*

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents as of the 12 day of December, 2017.

**GRANTORS:**

By: [Signature]  
Name: George A. Moser  
Title: President

By: [Signature]  
Name: George A. Moser  
Title: President

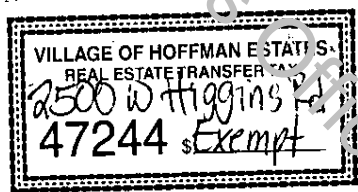
By: [Signature]  
Name: George A. Moser  
Title: President

State of Illinois )  
) ss:  
County of \_\_\_\_\_ )

I, \_\_\_\_\_, a Notary Public in and for said County in the State aforesaid, do hereby certify that George A. Moser as the President of as General Partner, Northeast Investor Inc for Phase 2, Phase 3, Tech, all Illinois limited partnerships ("Grantor"), and 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 said instrument as the free and voluntary act of Grantor, for the uses and purposes set forth therein.

Given under my hand and official seal this 12 day of December, 2017.

Maureen T Parrish  
Notary Public  
Commission expires: 4/4/20



# UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents as of the 12<sup>th</sup> day of December, 2017.

**GRANTORS:**

By: [Signature]  
Name: George M. Moser / PARTNER  
Title: member

By: [Signature]  
Name: George M. Moser  
Title: member / PARTNER

By: [Signature]  
Name: George M. Moser  
Title: member / PARTNER

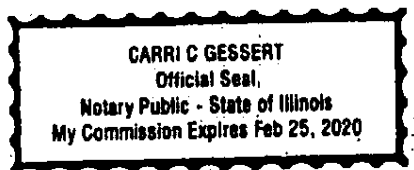
State of Illinois )  
County of COOK ) ss:

I, CARRI GESSERT, a Notary Public in and for said County in the State aforesaid, do hereby certify that George M. Moser as the member of NW CC - Phase 1, Phase 2 + 3, Tech LP

, all Illinois limited partnerships ("Grantor"), and 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 said instrument as the free and voluntary act of Grantor, for the uses and purposes set forth therein.

Given under my hand and official seal this 12<sup>th</sup> day of December, 2017.

Carr C. Gessert  
Notary Public  
Commission expires: 2-25-20



Exempt under provisions of Paragraph L  
Section 31-45, Property [Signature] Code  
Date 12/19/17 Buyer, Seller or Representative

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Exhibit A To Special Warranty Deed  
Legal Description

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## PARCEL 1:

LOT 1 IN NORTHWEST CORPORATE CENTRE UNIT II, BEING A SUBDIVISION OF PART OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 1986 AS DOCUMENT NUMBER 86-228827, IN COOK COUNTY, ILLINOIS.

(EXCEPT FOR THAT PART OF LOT 1 TAKEN BY THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, IN CASE NO. 02L051382, FINAL JUDGMENT ORDER RECORDED MARCH 13, 2008 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 AFORESAID; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 46 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 9.144 METERS (30.00 FEET); THENCE SOUTH 00 DEGREES 14 MINUTES 19 SECONDS EAST, 10.056 METER (32.99 FEET) TO THE NORTHERLY SOUTH LINE OF LOT 1, AFORESAID; THENCE SOUTH 89 DEGREES 46 MINUTES 32 SECONDS WEST ALONG SAID MOST NORTHERLY SOUTH LINE OF LOT 1, A DISTANCE OF 9.144 METERS (30.00 FEET) TO THE WEST LINE OF LOT 1; THENCE NORTH 00 DEGREES 14 MINUTES 19 SECONDS WEST ALONG SAID WEST LINE OF LOT 1, A DISTANCE OF 10.057 METERS (33.00 FEET) TO THE POINT OF BEGINNING.

## PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1, FOR PARKING AND INGRESS AND EGRESS AS SHOWN ON AND CREATED BY INSTRUMENT RECORDED AS DOCUMENT 86-227007.

## PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1, WITH RESPECT TO VEHICULAR INGRESS AND EGRESS AND VEHICULAR PARKING, INSTALLATION, MAINTAINING, REPAIRING AND REPLACING STORM SEWER LINE; PLACING, CONSTRUCTING, MAINTAINING, REBUILDING AND REMOVING A SIGN; AND THE CONSTRUCTION, MAINTAINING, REBUILDING AND REMOVING A RETAINING WALL, AS SET FORTH IN DOCUMENT 86-227006.

## PARCEL 4:

LOT 1 IN NORTHWEST CORPORATE CENTRE UNIT III, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 6 AND PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 7, IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 18, 1986 AS DOCUMENT 86-251398, IN COOK COUNTY, ILLINOIS.

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PARCEL 5:

EASEMENT FOR THE BENEFIT OF PARCEL 4 FOR PARKING AND INGRESS AND EGRESS AS SHOWN ON AND CREATED BY INSTRUMENT RECORDED AS DOCUMENT 86-227007

PARCEL 6:

EASEMENT FOR THE BENEFIT OF PARCEL 4 WITH RESPECT TO VEHICULAR INGRESS AND EGRESS AND VEHICULAR PARKING; INSTALLATION, MAINTAINING, REPAIRING AND REPLACING AND CONNECTING TO STORM SEWER LINES; AND PLACING, CONSTRUCTING, MAINTAINING, REBUILDING AND REMOVING A SIGN; AS SET FORTH IN DOCUMENT NO. 86-227006

PARCEL 7:

LOT 2 IN NORTHWEST CORPORATE CENTRE UNIT ONE, A SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 7 AND PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 6, ALL IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 27352826, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 7 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ON AND OVER THE ROADWAYS LOCATED IN THE NORTHWEST CORPORATE CENTRE AND FOR VEHICULAR PARKING IN THE PARKING SPACES LOCATED IN THE NORTHWEST CORPORATE CENTRE AS CREATED BY GRANT CONTAINED IN AGREEMENT FOR EASEMENT DATED MAY 13, 1986 AND RECORDED JUNE 5, 1986 AS DOCUMENT 86-227007.

PARCEL 9:

LOT 1 IN NORTHWEST CORPORATE CENTRE UNIT ONE, A SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 7 AND PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 6, ALL IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 27352826, IN COOK COUNTY, ILLINOIS.

PARCEL 10:

EASEMENT FOR THE BENEFIT OF PARCELS 1, 4, 7 AND 9 FOR USE OF DETENTION POND LOCATED EAST AND ADJOINING PARCELS 7 AND 9, AS SHOWN ON AND CREATED BY INSTRUMENT RECORDED AS DOCUMENT 86-227006.

07-06-101-012-0000  
 07-07-100-015-0000  
 07-07-100-016-0000  
 07-07-100-020-0000

2500 W. Higgins Rd.  
 Hoffman Estates, IL 60169-7220

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## COOK COUNTY RECORDER OF DEEDS

Property of Cook County Clerk's Office

Exhibit B To Special Warranty Deed  
Permitted Exceptions

COOK COUNTY  
RECORDER OF DEEDS

## UNOFFICIAL COPY

1. TAXES FOR THE YEAR(S) 2013 AND 2017  
2017 TAXES ARE NOT YET DUE OR PAYABLE.

1A. NOTE: 2016 FIRST INSTALLMENT WAS DUE MARCH 1, 2017  
NOTE: 2016 FINAL INSTALLMENT WAS DUE AUGUST 1, 2017

PERM TAX#	PCL	YEAR	1ST INST	STAT	2ND INST	STAT
07-06-101-012-0000	1 OF 4	2016	\$206,266.55	PAID	\$86,829.67	PAID
07-07-100-015-0000	2 OF 4	2016	\$84,283.09	PAID	\$83,205.37	PAID
07-07-100-016-0000	3 OF 4	2016	\$236,702.20	PAID	\$71,894.43	PAID
07-07-100-020-0000	4 OF 4	2016	\$215,797.34	PAID	\$47,908.10	PAID

PERM TAX# 07-06-101-012-0000 PCL 1 OF 4 YEAR 2013 VOLUME 187

3A THE ANNUAL TAX SALE AS SHOWN BELOW AND INTEREST, PENALTIES, COSTS AND ALL CHARGES, IF ANY, ACCRUED THEREUNDER BY REASON OF THE PAYMENT OF SUBSEQUENT GENERAL TAXES OR SPECIAL ASSESSMENTS:

YEAR: 2013



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CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (2006)

SCHEDULE B

POLICY NUMBER: 1401 - 008976786 - D1

**EXCEPTIONS FROM COVERAGE (CONTINUED)**

DATE OF SALE: 8/4/2015  
 AMOUNT: \$ 442,232.26  
 PENALTY: 442232.26%  
 PURCHASER: MTAG CUST ATCF II IL, L.L.C.

(SALE COMPLETE)

NOTE: AN ESTIMATE OF REDEMPTION CAN BE OBTAINED FROM THE COUNTY CLERK IN ROOM 434 OF THE COUNTY BUILDING.

NOTE: SUBSEQUENT GENERAL TAXES, SPECIAL ASSESSMENTS AND/OR OTHER FEES AS SHOWN BELOW HAVE BEEN PAID BY THE TAX PURCHASER AND, TOGETHER WITH

STATUTORY INTEREST THEREON, ADDED TO AND INCLUDED IN THE CERTIFICATE OF SALE AS PROVIDED BY SECTION 21-355 OF THE PROPERTY TAX CODE, 35 ILCS 200/1-1 ET SEQ.

YEAR	INST	AMOUNT	DATE PAID	TYPE
2014	1	\$252,183.91	1/21/2016	GENERAL
2014	2	\$197,008.77	1/21/2016	GENERAL
2015	1	\$221,784.54	3/31/2016	GENERAL
2015	2	\$163,653.12	10/26/2016	GENERAL
2016	1	\$203,142.55	3/28/2017	GENERAL
2016	2	\$83,134.12	9/1/2017	GENERAL

REDEMPTION DATE EXTENDED TO: 2/22/2018

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## CHICAGO TITLE INSURANCE COMPANY

### OWNER'S POLICY (2006) SCHEDULE B

POLICY NUMBER: 1401-008976786-D1

#### EXCEPTIONS FROM COVERAGE (CONTINUED)

PERM TAX# 07-07-100-015-0000 PCL 2 OF 4 YEAR 2013 VOLUME 187

3B THE ANNUAL TAX SALE AS SHOWN BELOW AND INTEREST, PENALTIES, COSTS AND ALL CHARGES, IF ANY, ACCRUED THEREUNDER BY REASON OF THE PAYMENT OF

SUBSEQUENT GENERAL TAXES OR SPECIAL ASSESSMENTS:

YEAR: 2013  
 DATE OF SALE: 8/4/2015  
 AMOUNT: \$ 356,715.94  
 PENALTY: 0.00%  
 PURCHASER: MTAG CUST ATCF II IL, L.L.C.

(SALE COMPLETE)

NOTE: AN ESTIMATE OF REDEMPTION CAN BE OBTAINED FROM THE COUNTY CLERK IN ROOM 434 OF THE COUNTY BUILDING.

NOTE: SUBSEQUENT GENERAL TAXES, SPECIAL ASSESSMENTS AND/OR OTHER FEES AS SHOWN BELOW HAVE BEEN PAID BY THE TAX PURCHASER AND, TOGETHER WITH STATUTORY INTEREST THEREON, ADDED TO AND INCLUDED IN THE CERTIFICATE OF SALE AS PROVIDED BY SECTION 21-155 OF THE PROPERTY TAX CODE, 35 ILCS

200/1-1 ET  
 SEQ.

YEAR	INST	AMOUNT	DATE PAID	TYPE
2014	1	\$184,745.27	1/21/2016	GENERAL
2014	2	\$74,821.22	1/21/2016	GENERAL
2015	1	\$126,889.91	3/31/2016	GENERAL
2015	2	\$29,583.95	10/26/2016	GENERAL
2016	1	\$85,629.34	3/28/2017	GENERAL
2016	2	\$84,455.45	5/6/2017	GENERAL

REDEMPTION DATE EXTENDED TO: 2/22/2018

PERM TAX# 07-07-100-016-0000 PCL 3 OF 4 YEAR 2013 VOLUME 187

3C THE ANNUAL TAX SALE AS SHOWN BELOW AND INTEREST, PENALTIES, COSTS AND ALL CHARGES, IF ANY, ACCRUED THEREUNDER BY REASON OF THE PAYMENT OF SUBSEQUENT GENERAL TAXES OR SPECIAL ASSESSMENTS:

YEAR: 2013  
 DATE OF SALE: 8/4/2015  
 AMOUNT: \$ 475,617.84  
 PENALTY: 0.00%  
 PURCHASER: US BANK CUST FOR P.F.S.1

(SALE COMPLETE)

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CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (2006)

SCHEDULE B

POLICY NUMBER: 1401 - 008976786 - D1

**EXCEPTIONS FROM COVERAGE (CONTINUED)**

NOTE: AN ESTIMATE OF REDEMPTION CAN BE OBTAINED FROM THE COUNTY CLERK IN ROOM 434 OF THE COUNTY BUILDING.

NOTE: SUBSEQUENT GENERAL TAXES, SPECIAL ASSESSMENTS AND/OR OTHER FEES AS SHOWN BELOW HAVE BEEN PAID BY THE TAX PURCHASER AND, TOGETHER WITH STATUTORY INTEREST THEREON, ADDED TO AND INCLUDED IN THE CERTIFICATE OF SALE AS PROVIDED BY SECTION 21-355 OF THE PROPERTY TAX CODE, 35 ILCS

200/1-1 ET

SEQ.

YEAR	INST	AMOUNT	DATE PAID	TYPE
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## CHICAGO TITLE INSURANCE COMPANY

### OWNER'S POLICY (2006)

### SCHEDULE B

POLICY NUMBER: 1401 - 008976786 - D1

#### EXCEPTIONS FROM COVERAGE (CONTINUED)

2014	1	\$241,543.18	11/12/2015	GENERAL
2014	2	\$233,922.28	11/12/2015	GENERAL
2015	1	\$242,040.12	3/23/2016	GENERAL
2015	2	\$197,746.82	9/28/2016	GENERAL
2016	1	\$243,805.26	4/26/2017	GENERAL
2016	2	\$72,974.85	1/24/2017	GENERAL

REDEMPTION DATE EXTENDED TO: 2/22/2018

PERM TAX# 07-07-100-020-0000 PCL 4 OF 4 YEAR 2013 VOLUME 187

3D THE ANNUAL TAX SALE AS SHOWN BELOW AND INTEREST, PENALTIES, COSTS AND ALL CHARGES, IF ANY, ACCRUED THEREUNDER BY REASON OF THE PAYMENT OF SUBSEQUENT GENERAL TAXES OR SPECIAL ASSESSMENTS:

YEAR: 2013  
 DATE OF SALE: 8/4/2015  
 AMOUNT: \$ 261,088.62  
 PENALTY: 0.00%  
 PURCHASER: US BANK CUST FOR P.F.S.1

(SALE COMPLETE)

NOTE: AN ESTIMATE OF REDEMPTION CAN BE OBTAINED FROM THE COUNTY CLERK IN ROOM 434 OF THE COUNTY BUILDING.

NOTE: SUBSEQUENT GENERAL TAXES, SPECIAL ASSESSMENTS AND/OR OTHER FEES AS SHOWN BELOW HAVE BEEN PAID BY THE TAX PURCHASER AND, TOGETHER WITH STATUTORY INTEREST THEREON, ADDED TO AND INCLUDED IN THE CERTIFICATE OF

SALE AS PROVIDED BY SECTION 21-355 OF THE PROPERTY TAX CODE, 35 ILCS 200/1-1 ET SEQ.

YEAR	INST	AMOUNT	DATE PAID	TYPE
2014	1	\$254,935.72	11/12/2015	GENERAL
2014	2	\$199,424.30	11/12/2015	GENERAL
2015	1	\$230,458.86	3/23/2016	GENERAL
2015	2	\$170,350.12	9/28/2016	GENERAL
2016	1	\$222,273.26	4/26/2017	GENERAL
2016	2	\$48,628.72	8/24/2017	GENERAL

REDEMPTION DATE EXTENDED TO: 2/22/2018

NOTE: 2016 INDEMNITY FUND FEE AMOUNTING TO \$80.00 PAID ON 4/26/2017.

7. ASSIGNMENT OF RENTS RECORDED FEBRUARY 27, 2004 AS DOCUMENT NO. 0405826125 MADE BY NORTHWEST CORPORATE CENTRE I LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP AND NORTHWEST TECH LIMITED PARTNERSHIP, AN ILLINOIS LIMITED

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CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (2006)

SCHEDULE B

POLICY NUMBER: 1401-008976786-D1

**EXCEPTIONS FROM COVERAGE (CONTINUED)**

PARTNERSHIP TO THE GUARDIAN LIFE INSURANCE COMPANY OF AMERICA, A NEW YORK CORPORATION.

LOAN MODIFICATION AGREEMENT RECORDED AUGUST 1, 2013 AS DOCUMENT 1321318064

ASSIGNMENT OF MORTGAGE AND SECURITY AGREEMENT WITH ASSIGNMENT OF RENTS AND FIXTURE FILING AND OTHER LOAN DOCUMENTS MADE BY THE GUARDIAN LIFE INSURANCE COMPANY OF AMERICA TO HANOVER HOFFMAN ESATES, LLC DATED JANUARY 28, 2015 AND RECORDED JANUARY 29, 2015 AS DOCUMENT NUMBER 1502934059.

AM 8. SECURITY INTEREST OF THE GUARDIAN LIFE INSURANCE COMPANY OF AMERICA, SECURED PARTY, IN CERTAIN DESCRIBED CHATTELS ON THE LAND, AS DISCLOSED BY FINANCING STATEMENT NAMING NORTHWEST CORPORATE CENTRE I, II AND II, LIMITED PARTNERSHIPS AS DEBTORS AND RECORDED MARCH 25, 2010 AS DOCUMENT NO. 1008431142.

CONTINUATION STATEMENT RECORDED JANUARY 23, 2015 AS DOCUMENT NUMBER 1502344021.

C 9. UTILITY EASEMENTS GRANT AND DEDICATION DATED SEPTEMBER 20, 1983 AND RECORDED DECEMBER 7, 1983 AS DOCUMENT 26888375 MADE BY ADMIRAL BUILDERS CORP TO THE VILLAGE OF HOFFMAN ESTATES TO OPERATE AND MAINTAIN THE WATER MAIN UTILITY SERVICE AS SHOWN ON THE PLAT OF SURVEY BY MURAY AND MOODY DATED AUGUST 16, 1983.

(AFFECTS PARCELS 1 AND 4)

D 10. GRANT OF EASEMENT RECORDED OCTOBER 22, 1985 AS DOCUMENT 85246972 MADE BY FIRST STATE BANK OF HANOVER PARK TRUST NUMBER 2500 TO NORTHERN ILLINOIS GAS COMPANY FOR THE PURPOSE OF LAYING AND MAINTAINING GAS MAINS AS SHOWN ON THE PLAT ATTACHED THERETO.

(AFFECTS PARCEL 1)

G 11. 10 FOOT WATER MAIN AND SANITARY SEWER SYSTEM EASEMENTS OVER VARIOUS PARTS OF THE LAND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED JUNE 6, 1985 AS DOCUMENT 86228827.

(AFFECTS PARCEL 1)

M 12. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 87462008, AFFECTING THE LAND. ~

(AFFECTS PARCELS 1 AND 7)

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## CHICAGO TITLE INSURANCE COMPANY

### OWNER'S POLICY (2006)

#### SCHEDULE B

POLICY NUMBER: 1401 - 008976786 - D1

#### EXCEPTIONS FROM COVERAGE (CONTINUED)

- o 13. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 27321549 AND 27321550, AFFECTING THE SHOWN ON EXHIBIT A OF THE LAND.  
(AFFECTS PARCEL 4 (AFFECTS THE LAND AND OTHER PROPERTY))
- P 14. TERMS, PROVISIONS AND CONDITIONS OF THE AGREEMENT FOR EASEMENT MADE BY AND BETWEEN HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 10, 1984 AND KNOWN AS TRUST NUMBER 42711, HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 2, 1984 AND KNOWN AS TRUST NUMBER 42776, HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 10, 1984 AND KNOWN AS TRUST NUMBER 42777, FIRST STATE BANK AND TRUST COMPANY OF HANOVER PARK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 11, 1985 AND KNOWN AS TRUST NUMBER 2500, AND HOFFMAN NORTHWEST, A WISCON LIMITED PARTNERSHIP, ALL RESPECTIVELY DESIRE TO ACQUIRE AN EASEMENT AND CERTAIN RIGHTS IN AND TO THE ROAD LOCATED ON THE PROPERTY OWNED BY THE OTHER PARTIES, EACH PARTY RESPECTIVELY GRANTS TO EACH OF THE OTHER PARTIES, AN EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ON AND OVER THE ROADWAYS LOCATED ON THE GRANTOR'S PROPERTY AND FOR VEHICULAR PARKING ETC., RECORDED JUNE 5, 1986 AS DOCUMENT 86227007  
  
(AFFECTS PARCELS 7 AND 9)
- o 15. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 27352826, AFFECTING THE AS SHOWN ON PLAT OF THE LAND.  
  
(AFFECTS PARCELS 7 AND 9)
- R 16. BUILDING LINE, (PRIVATE) PEDESTRIAN UTILITY AND MAINTENANCE EASEMENT, WATERMAIN EASEMENT, AND SANITARY EASEMENTS AS DEPICTED ON PLAT OF NORTHWEST CORPORATE CENTER UNIT ONE RECORDED NOVEMBER 28, 1984 AS DOCUMENT 27352826  
  
(AFFECTS PARCELS 7 AND 9)
- AE 17. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 85001224 AND 85001226, AFFECTING THE LAND.

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## CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (2006)

SCHEDULE B

POLICY NUMBER: 1401 - 008976786 - D1

### EXCEPTIONS FROM COVERAGE (CONTINUED)

(AFFECTS PARCELS 7 AND 9)

- AP 18. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 85184174, AFFECTING THE LAND.

(AFFECTS PARCEL 1)

- V 19. UTILITY EASEMENTS GRANT AND DEDICATION MADE BY ADMIRAL BUILDING CORPORATION TO THE VOLLAGE OF HOFFMAN ESTATES, GRANTING A NON-EXCLUSIVE EASEMENT TO OPERATE AND MAINTAIN THE WATER MAIN UTILITY SERVICE, TOGETHER WITH RIGHTS REASONABLY NECESSARY IN THE MAINTENANCE AND OPERATION OF SAID EASEMENT, AND THE TERMS CONTAINED THEREIN RECORDED DECEMBER 7, 1983 AS DOCUMENT 26888375

(AFFECTS PARCELS 7 AND 9)

- X 20. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES. ~

- AV 21. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2, 3, 5, 6 AND 8 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.

- AO 22. PROCEEDING PENDING IN CIRCUIT COURT AS CASE NUMBER 15CH3886 FILED MARCH 16, 2015 BY HANOVER HOFFMAN ESTATES LLC AGAINST NORTHWEST CORPORATE CENTRE I ET AL. FOR FORECLOSURE OF MORTGAGE RECORDED AS DOCUMENT NUMBER 0405826124.

NOTICE OF FORECLOSURE RECORDED MARCH 9, 2015 AS DOCUMENT NUMBER 1506834061.

NOTE: A COMPLETE EXAMINATION OF SAID PROCEEDING HAS NOT BEEN MADE.

- AV 23. ANY LIEN OR A RIGHT TO A LIEN FOR RECEIVER'S FEES.

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

*Northwest Investors, Inc., Grantor Agent*

Dated 12/22, 17 Signature: *George A. Moser, President*  
Grantor or Agent

Subscribed and sworn to before me by the <sup>said:</sup> *George A. Moser, President of Northwest Investors, Inc.,*  
~~said~~ *General Partner of Northwest Corporate Credit Props I, II + III, Tech Credit Property*

this 22 day of December  
2017

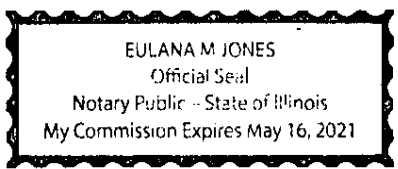


*Maureen T. Parrish*  
Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated December 27, 2017 Signature: *[Signature]*, agent  
Grantee or Agent

Subscribed and sworn to before me by the  
said *GRANTOR*  
this 27<sup>th</sup> day of December  
2017



*Eulana M Jones*  
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]