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Doc#: 1800555008 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/05/2018 08:55 AM Pg: 1 of 4

Dec ID 20171201673450
ST/CO Stamp 0-105-801-760 ST Tax \$925.00 CO Tax \$462.50

Prepared by:

Dennis P. Lindell, Esq.
Lindell & Tessitore P.C.
1755 Park St., Suite 200, Naperville, IL 60563

When Recorded, Return to:
Robert K. Maumann, P.C.
50 Turner Ave Ste 200
Elk Grove Village IL 60007

Mail Tax Bills to:
Balanstar Corp
170 S Lively Blvd
Elk Grove Village IL 60007

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that HBT Commercial Stack I, LLC, an Illinois limited liability company (the "Grantor") with an address of 9700 West Higgins Road, Suite 650, Rosemont, IL 60018, **CONVEYS AND SPECIALLY WARRANTS** to BalanStar Corporation, an Illinois corporation ("Grantee"), with a principal address at 5030 W Lake St, Chicago, Illinois 60644 for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Cook County, State of Illinois, to-wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A
AND MADE PART HEREOF**

The subject Real Estate does not constitute homestead property of Grantor

SUBJECT TO THE MATTERS SET FORTH ON EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF WHICH GRANTEE HEREBY TAKES TITLE SUBJECT THERETO, Grantor, by execution and delivery hereof, warrants the title to said Real Estate to Grantee as to and against its acts only and none other.

The undersigned person executing this deed on behalf of the Grantor represents and certifies that he has been fully empowered, by proper resolution of Grantor, to execute and deliver this deed;

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that Grantor has full capacity to convey the Real Estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 14 day of December, 2017

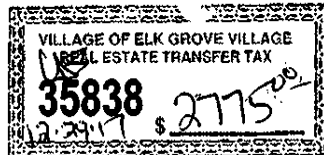
GRANTOR: HBT Commercial Stack I, LLC

By: Hinsdale Bank & Trust Company, as Sole Member

By: [Signature]
Christopher Swieca

Title: Senior Vice President of Sole Member

STATE OF ILLINOIS)
)
COUNTY OF COOK)



I, Daniel A Shanley, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christopher Swieca personally known to me to be the Senior Vice President of Hinsdale Bank & Trust Company, sole member of HBT Commercial Stack I, LLC 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 as such Senior Vice President, he signed and delivered the said instrument pursuant to authority given by the company as his free and voluntary act, and as the free and voluntary act and deed of the company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 14th day of December, 2017.

[Signature]

Daniel A. Shanley
Commission No. 825383
Notary public - Illinois
Cook County
My Comm. Expires Sept 01, 2019

Special Warranty Deed

Grantee: BalanStar Corporation

Grantor: HBT Commercial Stack I, LLC

Property Addresses: 170 S. Lively Blvd., Elk Grove Village, IL 60007

Parcel Number: 08-22-402-040-0000; 08-22-402-041-0000; 08-22-402-042-0000

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EXHIBIT A

LEGAL DESCRIPTION

PIN NUMBERS: 08-22-402-040-0000; 08-22-402-041-0000; 08-22-402-042-0000

COMMON ADDRESS: 170 S. Lively Blvd., Elk Grove Village, IL 60007

PARCEL 1:

LOT 60 IN HIGGINS INDUSTRIAL PARK UNIT 42, BEING A SUBDIVISION IN THE SOUTH EAST ¼ OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 70 AND 71 IN HIGGINS INDUSTRIAL PARK UNIT NUMBER 47, BEING A SUBDIVISION IN THE SOUTH EAST ¼ OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes, general and special assessments not yet due and payable.
2. Acts done or suffered by Grantee.
3. Matters the title company agrees to endorse or insure over.
4. Private, public and utility easements and roads and highways, if any.
5. Zoning, building, subdivision codes, regulations and ordinances and all other governmental regulations and rules, including any violations thereof.
6. Rights of the public, State of Illinois and any other governmental agency or unit in and to that part of the land, if any, taken or used for road purposes, including utility rights of way.
7. All matters of public record.
8. All exceptions and defects contained within that certain Title Commitment 17NW7130805NP with an effective date of November 7, 2017, as amended.
9. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
10. All of the matters, terms, and conditions set forth in that certain Purchase and Sale Agreement for Real Estate with an Effective Date of November 2, 2017, as may be amended.