

# UNOFFICIAL COPY

Doc# 1807546178 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/16/2018 11:53 AM Pg: 1 of 4

(107) 17NW73921NP  
20 HULLING CT  
Prepared by:

Dec ID 20180301614331  
ST/CO Stamp 0-426-141-216 ST Tax \$480.00 CO Tax \$240.00

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

When Recorded, Return to:  
Valerie Swadlow  
9.3 S. L...  
Lombard IL 60148

Mail Tax Bills to:  
811 Morse Avenue, LLC  
811 Morse Avenue  
Schaukburg, IL 60193

## SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that **SBT 2017 Commercial Stack I, LLC**, an Illinois limited liability company ("Grantor"), with an address of 9700 West Higgins Road, Suite 650, Rosemont, IL 60018. **CONVEYS AND SPECIALLY WARRANTS** to **811 Morse Avenue, LLC**, an Illinois limited liability company ("Grantee"), with its principal address at 811 Morse Avenue, Schenk, IL 60193 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; 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.

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IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 6 day of March, 2018

GRANTOR: SBT 2017 Commercial Stack I, LLC, an Illinois limited liability company

By: Schaumburg Bank & Trust Company, N.A.

Its: Sole Member

By: Irene Calzadilla  
Irene Calzadilla

Its: Vice President

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 Irene Calzadilla personally known to me to be the Vice President of Schaumburg Bank & Trust Company, N.A., sole member of SBT 2017 Commercial Stack I, LLC, an Illinois limited liability company 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, she signed and delivered the said instrument pursuant to authority given by the company as her 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 6<sup>th</sup> day of March, 2018.

Daniel A. Shanley

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

312-150 DL  
VILLAGE OF SCHAUMBURG  
REAL ESTATE TRANSFER TAX  
33697 \$480.00

Special Warranty Deed  
Grantee: 811 Morse Avenue, LLC  
Grantor: SBT 2017 Commercial Stack I, LLC  
Property Address: 811 Morse Avenue, Schaumburg, IL 60193  
Parcel Number: 07-33-203-033-0000

REAL ESTATE TRANSFER TAX		08-Mar-2018
	COUNTY:	240.00
	ILLINOIS:	480.00
	TOTAL:	720.00
07-33-203-033-0000   20180301614331   0-426-141-216		

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## EXHIBIT A

### LEGAL DESCRIPTION

PIN NUMBER: 07-33-203-033-0000

COMMON ADDRESS: 811 Morse Avenue, Schaumburg, IL 60193

LOT 2 IN P.W.C. RESUBDIVISION OF LOT 1, IN BLOCK 4 IN CENTEX-SCHAUMBURG INDUSTRIAL PARK UNIT 3, BEING A SUBDIVISION IN THE NORTHEAST ½ OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

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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.
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 easements, covenants, conditions, restrictions and building lines of public record.
8. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
9. Matters of survey which an accurate ALTA survey would reveal.
10. Rights and interests of existing tenants at the subject property.