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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/19/2018 10:01 AM Pg: 1 of 5

Dec ID 20171201672424
ST/CO Stamp 1-171-296-544 ST Tax \$600.00 CO Tax \$300.00

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170255800018

SPECIAL WARRANTY DEED

(The Above Space For Recorder's Use Only)

This instrument was prepared by:

Thomas E. Herr, Esq.
Dunn Law Firm, LLP
1001 N. Main Street, Suite A
Bloomington, Illinois 61701
Email: teh@dunnlaw.com
(309) 828-6241

After recording return to:
Quarles & Brady, LLC
411 East Wisconsin Avenue, Suite 2400
Milwaukee, WI 53202-4426
Attn: Nathan Mathews / Partner
Nathan.Mathews@quarles.com
(414) 277-5861

Attorney's Title Guaranty Fund, Inc.
1 S. Wacker Dr. Ste. 2400
Chicago, IL. 60606-4650
Recording Department

Special Warranty Deed

THIS SPECIAL WARRANTY DEED is made and entered into as of this 13th day of April, 2018, by JON ENTERPRISES LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, having an address of 3216 S. Nordic Road, Arlington Heights, IL 60005-4729, as Grantor ("Grantor") in favor of ATEQ CORPORATION, a Michigan corporation having an address of 35980 Industrial Road, Livonia, Michigan 48150, as Grantee ("Grantee").

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KNOW ALL MEN BY THESE PRESENTS that Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby GRANT, REMISE, RELEASE, ALIEN, BARGAIN, SELL and CONVEY unto Grantee (i) all of that certain tract or parcel of land commonly known as 3216 S. Nordic Road, Arlington Heights, IL 60005-4729 and legally described on Exhibit A attached hereto, together with all improvements thereon and rights and appurtenances with respect thereto, including but not limited to all rights of way, tenements, hereditaments, easements, minerals and mineral rights, water and water rights, utility capacity and appurtenances, if any, in any way belonging or appertaining to the land and the improvements and (ii) all of Grantor's right, title and interest in and to all adjoining streets, alleys, private roads, parking areas, curbs, curb cuts, sidewalks, landscaping, signage, sewers and public ways and rights and interests relating thereto (collectively, the "Property").

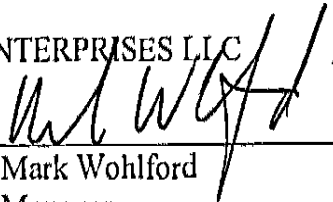
This conveyance is made subject to those matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's successors and assigns forever; and it is agreed that Grantor and Grantor's successors and assigns are hereby bound to warrant and forever defend, all and singular, the Property, unto Grantee and Grantee's successors and assigns, against every person who may claim or to claim the same, or any part thereof by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its duly authorized representative on its behalf, as of the date first written above.

SELLER:

JON ENTERPRISES LLC

By: 
Name: Mark Wohlford
Title: Manager

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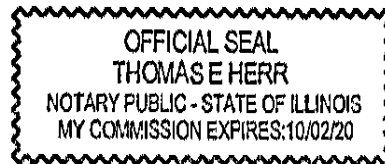
STATE OF Illinois)
) SS.
COUNTY OF McLean)

I, April 13, 2018, a Notary Public, do hereby certify that MARK WOHLFORD, personally known to me to be the Manager of JON ENTERPRISES 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 he signed and delivered the said instrument as manager of said company, pursuant to authority, as a free and voluntary act, and as the free and voluntary act and deed of said JON ENTERPRISES LLC for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 13th day of april, 2018.

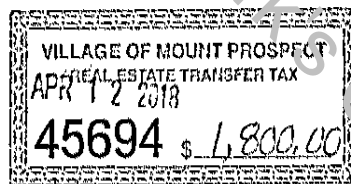
[Signature]
Notary Public

My Commission Expires:
October 2, 2020



Send subsequent tax bills to:

ATEQ Corporation
35980 Industrial Road
Livonia, Michigan 48150



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Exhibit A to Special Warranty Deed LEGAL DESCRIPTION

THE SOUTH 115.00 FEET OF THE NORTH 436.08 FEET, AS MEASURED ON THE EAST AND WEST LINES THEREOF, OF A TRACT OF LAND COMPRISED OF THAT PART OF LOTS 14 AND 15 IN ELMHURST-ALGONQUIN INDUSTRIAL PARK, UNIT NO. 2, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 23, IN COOK COUNTY, ILLINOIS.

3216 S. Nordic Road, Arlington Heights, IL 60005-4729
Permanent Index Number: 08-23-401-048-0000

Property of Cook County Clerk's Office

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Exhibit B to Special Warranty Deed PERMITTED EXCEPTIONS

1. Real Estate taxes for the year 2017 and thereafter, not yet due and payable.
2. Easement for public utilities over and upon the West 10 feet of the land, as created by the Easement recorded October 8, 1969, as Document No. 20980512, executed by LaSalle National Bank, as Trustee under Trust Agreement dated December 23, 1966, and known as Trust Number 35968, and given to Commonwealth Edison Company and Telephone Company, and Illinois Bell Telephone Company, and their respective licensees, successors, and assigns, jointly and severally. See instrument for further particulars.
3. Terms, provisions, and conditions of the Village of Mount Prospect Ordinance No. 6265 entitled "An Ordinance Annexing Certain Property to the Village of Mount Prospect" (1645 South Carboy Road, 3200 South Nordic Road, 3212 South Nordic Road, Mount Prospect, Illinois; 3216 South Nordic Road, 3232 Nordic Road, 1625 East Algonquin Road, Arlington Heights, Illinois) passed September 20, 2016, with Plat, said Ordinance recorded October 6, 2016, as Document No. 1628029065.