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Doc#: 1812955165 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/09/2018 12:43 PM Pg: 1 of 4

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1 of 6

Dec ID 20180501658756
ST/CO Stamp 0-191-666-464 ST Tax \$4,000.00 CO Tax \$2,000.00

WARRANTY DEED

THE GRANTOR, **1632 Building, LLC**, an Illinois limited liability company duly authorized to transact business in the State of Illinois for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, CONVEYS and WARRANTS to **ELP Partners III, LLC**, a Delaware limited liability company, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit 1 attached hereto for legal description.

This conveyance is subject to those matters more particularly set forth on Exhibit 2 attached hereto.

Address of Real Estate: 1632 W. Central Road, Arlington Heights, Illinois 60005

Tax Parcel ID Number: 03-31-302-023-0000

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents this 2 day of May, 2018.

1632 Building, LLC

By: _____

Name: _____

Its: _____

Stephan E. Adams
STEPHAN E. ADAMS
AUTHORIZED REPRESENTATIVE

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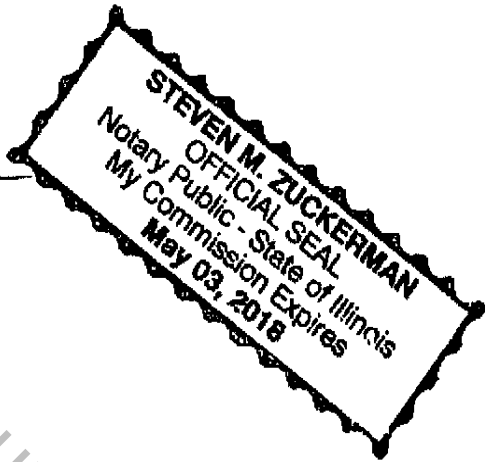
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, STEPHEN ZAACKS, personally known to me to be the AUTHORIZED MEMBER of 1632 Building, 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 member, he signed and delivered the said instrument as his free and voluntary act and deed, and as the free and voluntary act and deed of 1632 Building, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal this
23rd day of April, 2018.

Steven M. Zuckerman
(SEAL)



This instrument was prepared by:

Steven M. Zuckerman
Cohen Rosenson & Zuckerman, LLC
111 East Wacker Drive, Suite 2620
Chicago, Illinois 60601

Grantees address and send subsequent tax bills to:

ELP Partners III, LLC
c/o IRA Management, Inc.
1900 Main Street, Suite 375
Irvine, California 92614

MAIL TO:
NADEL R. GHOSHIEH
MUCH SHELIST, P.C.
2 PARK PLAZA, SUITE 1075
IRVINE, CA 92614

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EXHIBIT 1

LEGAL DESCRIPTION

Lot 1 in Final Plat of Resubdivision/Planned Unit Development of Addition to 1632 Central Road Subdivision, part of the Southwest quarter of Section 31, Township 42 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded March 17, 2009 as document number 0907645036, in Cook County, Illinois.

Commonly known as: 1632 West Central Road, Arlington Heights, Illinois 60005

PIN: 03-21-302-023-0000

Property of Cook County Clerk's Office

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EXHIBIT 2

TITLE EXCEPTIONS

1. General real estate taxes for the 2nd installment of the 2017 tax year and subsequent years.
2. Easements, terms provisions and conditions contained in the Agreement between adjoining owners creating easement for common driveway recorded September 5, 1996 as Document No. 96676933, and as amended by Amendment recorded December 2, 2016 as document 1633715116.
3. Easements, terms, provisions and conditions contained in the Agreement between adjoining owners creating easement for common parking recorded September 5, 1996 as document 96676934, and as amended by Amendment recorded December 2, 2016 as document 1633715116.
4. Estoppel Agreement dated November 15, 1997, and recorded as Document No. 97084047 made by and between the Village of Arlington Heights and 1632 building, LLC, relating to any special assessments which may be levied by the Village of Arlington Heights concerning proposed street lighting and improvements to Central Road.
5. Onsite utility maintenance agreement dated November 20, 1996, and recorded as Document No. 97084049 made by and between the Village of Arlington Heights and 1632 building, LLC, relating to maintenance of sanitary sewers, storm sewers, water mains and storm water detention lakes and basins on the property.
6. 10 foot easement over the North line of the Land as shown on the Plat of Central Wilke Subdivision recorded as document 14262386.
7. 30 foot building line along the South Line of the Land as shown on the Plat of Central Wilke Subdivision recorded as document 14262386.
8. Stormwater detention easement as shown on Plat of 1632 Central Road Subdivision recorded as document 96582814.
9. Easement for parking as shown on Plat of 1632 Central Road Subdivision recorded as document 96582814.
10. Sanitary sewer easement as shown on Plat of 1632 Central Road Subdivision recorded as document 96582814.
11. Ingress and egress easement as shown on Plat of 1632 Central Road Subdivision recorded as document 96582814.
12. Building line along the North 30 feet, South 25 feet and West 12 feet of Lot 1 as shown on Plat of Final Plat of Resubdivision/planned unit development of addition to 1632 Central Road Subdivision recorded as document 0907645036.
13. Stormwater detention easement granted by and shown on final Plat of Resubdivision recorded as document 0907645036.
14. Easement for parking, ingress and egress reserved for, granted by and shown on final Plat of Resubdivision recorded as document 0907645036.