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This document was prepared by:

Mack Law Group
1363 Shermer Road, Suite 210
Northbrook, Illinois 60062
Attention: Charles J. Mack

Doc# 1815219042 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/01/2018 01:38 PM PG: 1 OF 6

Upon Recording, return to:

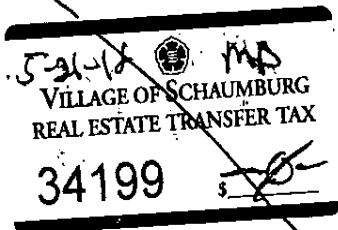
Carey, White Boland, Murnighan & Murray LLC
33 W. Jackson Blvd., Suite 500
Chicago, IL 60604
Attn: Michael White

SPECIAL WARRANTY DEED

Hawthorn Estates LLC, an Illinois limited liability company ("Grantor"), whose address is 1345 Wiley Rd, Suite 113, Schaumburg, Illinois 60173, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does by these presents **SELL AND CONVEY** unto **Schaumburg Residences LLC**, an Illinois limited liability company ("Grantee"), whose address is 2901 Butterfield Rd., Oak Brook IL 60523, its successors and assigns, the lots, tracts or parcels of land lying, being and situated in the County of Cook, in the State of Illinois, the common address of which is **Unit Numbers 1919-025, 1919-029, 1919-033, 1919-103, 1919-115, 1919-116, 1919-117, 1919-118, 1919-119, 1919-120, at 1919 - 1931 Prairie Square, Schaumburg, Illinois 60173**, which is legally described on **Exhibit A** attached hereto and incorporated herein by reference, subject to the matters set forth on **Exhibit B** attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the premises aforesaid with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto said Grantee and its successors and assigns forever, subject to the Permitted Exceptions, said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee and its successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor but not otherwise.

[Signature page immediately follows]



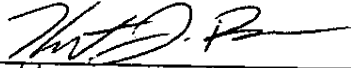
REAL ESTATE TRANSFER TAX		29-May-2018
COUNTY:	ILLINOIS:	460.25
TOTAL:		1,380.75
07-12-200-013-1016		20180501679795 1-950-129-440

Handwritten signatures and initials, including 'Y', '6', 'S', 'SO', 'INT'

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IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor as of the acknowledgement date below to be effective as of May 24, 2018.

GRANTOR:
Hawthorn Estates LLC, an Illinois limited liability company

By: 
Name: Kurt J Bender
Its: MANAGER

Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

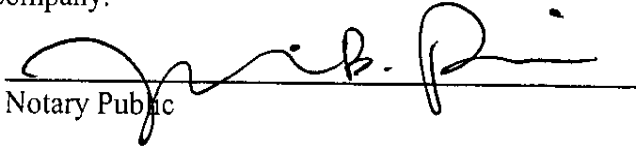
COOK COUNTY
RECORDER OF DEEDS

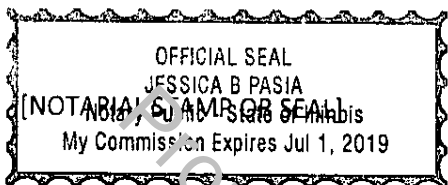
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THE STATE OF IL §

COUNTY OF COOK §

The foregoing instrument was acknowledged before me this 21st day of May, 2018 by Kurt Bender, the manager of **Hawthorn Estates LLC**, an Illinois limited liability company, on behalf of said limited liability company.


Notary Public



Send tax bills to:

Schaumburg Residences LLC
2901 Butterfield Rd.
Oak Brook, Illinois 60523

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS
Office

COOK COUNTY
RECORDER OF DEEDS

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Exhibit A

Legal Description

Address: UNIT NUMBERS 1919-025, 1919-029, 1919-033, 1919-103, 1919-115, 1919-116, 1919-117, 1919-118, 1919-119, 1919-120, 1919-1931 Prairie Square, Schaumburg, Illinois

PIN: 07-12-200-013-1016
 07-12-200-013-1020
 07-12-200-013-1024
 07-12-200-013-1027
 07-12-200-013-1039
 07-12-200-013-1040
 07-12-200-013-1041
 07-12-200-013-1042
 07-12-200-013-1043
 07-12-200-013-1044

PARCEL 1: UNIT NUMBERS 1919-025, 1919-029, 1919-033, 1919-103, 1919-115, 1919-116, 1919-117, 1919-118, 1919-119, 1919-120, IN THE HAWTHORN ESTATES CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

A PART OF FRACTIONAL SECTION 1, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF ALGONQUIN ROAD, TOGETHER WITH THAT PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 8, 2006 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0625122099, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES G1-101, G1-103, G1-105, G1-23, G1-24, G1-98, G1-25, G1-99, G1-97, G1-100, G1-19, G1-16, G1-14, G1-42, G1-71, G1-72, G1-7, G1-70, G1-67, G1-93, G1-96, G1-111, G1-2, G1-38, G1-83, G1-52, G1-84, G1-36, G1-33, G1-54, G1-88, G1-85, G1-51, G2-106, G2-107, G2-96, G2-97, G2-34, G2-99, G2-110, G2-109, G2-04, G2-102, G2-31, G2-35, G2-71, G2-46, G2-37, G2-38, G2-52, G2-56, G2-51, G2-50, G2-74, G2-72, G2-91, G2-68, G2-18, G2-119, G2-116, G2-58, G2-70 AND G2-36 LIMITED COMMON ELEMENTS ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF THE UNITS DESCRIBED AS PARCEL 1 AS SUCH UNITS ARE SET FORTH IN THE DECLARATION

PARCEL 3: "ROADWAY EASEMENTS" FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY THE GRANT FROM HERBERT R. ANDERSON AND FAYE ANDERSON, HIS WIFE, ROBERT R. ANDERSON COMPANY, A CORPORATION OF DELAWARE, AND CHICATO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 12, 1967 AND KNOWN AS TRUST NUMBER 51073 TO SCHAUMBURG DEVELOPMENT ASSOCIATES LIMITED PARTNERSHIP DATED JULY 22, 1970 AND RECORDED JULY 23, 1970 AS DOCUMENT 21218271 AND DECLARATION RECORDED JULY 23, 1970 AS DOCUMENT 21218272 AS MODIFIED AND AMENDED BY INSTRUMENT DATED NOVEMBER 9, 1970 AND RECORDED NOVEMBER 10, 1970 AS DOCUMENT 21314070 AND CONFIRMED BY GRANT RECORDED NOVEMBER 10, 1970 AS

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DOCUMENT 21314484 AND AS AMENDED BY INSTRUMENT RECORDED NOVEMBER 23, 1970 AS DOCUMENT 21324390 FOR ROADWAY OVER THE LAND DESCRIBED THEREIN.

Exhibit B

Permitted Exceptions

Real Estate Taxes for the year(s) 2017 final installment and 2018

Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of condominium ownership recorded September 8, 2006 as Document No. 0625122099, as amended from time to time; and (B) Limitations and conditions imposed by the Condominium Property Act.

Easement agreement recorded July 23, 1970 as document 21218271, relating to an easement to install and maintain all equipment necessary to serve the Land and other property with gas, water, sanitary and storm sewers, electricity, telephone and other utilities, and the terms and provisions contained therein, and also relating to the rights associated with the creation and maintenance of a roadway easement.

(affects underlying Parcel 1, Parcel 4 and Parcel 5)

Terms, provisions, conditions and easements contained in declaration of easements for Roadway, utility and recreation purposes recorded July 23, 1970 as document 21218272 and amendment to declaration of easement for Roadway Utility and recreation purposes recorded November 18, 1970 as document 21314070, and in the grant to Second Lakewood Associates Limited, recorded November 10, 1970 as document 21314484, as amended by document recorded as document number 21324390, relating in part to an easement to construct, operate, use, replace, maintain and connect into and improve a 15-inch sanitary sewer upon, under and across a 10-foot strip of Land as delineated on the Plat attached thereto; and relating to an easement, right and privilege to use the recreation area and the recreational facilities to be constructed on the recreational easement area for recreational purposes, and the use, costs, maintenance, operation and repair of roadway, utility and all improvements in the recreational area.

(affects underlying Parcel 1 and Parcel 3)

Rights of owners of Land bordering on the pond relative to said body of water.

(affects common elements)

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VILLAGE OF SCHAUMBURG

REAL ESTATE TRANSFER TAX DECLARATION FINANCE DEPARTMENT

101 Schaumburg Court, Schaumburg, IL 60193
Email: Mbach@Schaumburg.com or 847.923.4539

Real Estate Transfer Tax Declaration - FULL CONSIDERATION

Date of Closing 5/24/18 Today's Date 5/24/18

Permanent Real Estate Index Number (PIN) See Attached

Address of Property 1919-1931 Prairie Square, Schaumburg IL 60173

Check one: Is property Residential or Non Residential

Full Consideration \$ 5,798,000.00 (Property Sale Price)

Amount of Tax Stamp \$ 5,798.00 (\$1.00 PER \$1,000.00; ROUND TO NEXT FULL DOLLAR)

Name of SELLER Hawthorn Estates LLC (CID) _____

Forwarding Address of SELLER AFTER sale:

1345 Wiley Rd. Suite #113
Schaumburg, IL 60173

Name of BUYER Schaumburg Residences LLC (CID) _____

WILL THE NEW BUYER Reside or Rent the purchased PROPERTY? Reside Rent TBD

NEW BUYER information for water billing purposes: Phone Contact: N/A (condo association)

Mailing Address for Water Billing: 579 W. North Ave Suite #304, Elmhurst, IL

I hereby declare the full actual consideration and above facts in this declaration to be true and correct: 60126

Signature of Seller or Agent [Signature] Date 5/24/18

REQUIREMENTS FOR COMPLETION MUST INCLUDE:

1. Copy of the Illinois Real Estate Transfer Declaration (PTAX 203, My Dec), or Sales Contract.
 2. Copy of the Deed.
 3. Copy of the legal description of the property.
 4. Payment of Water Account in full. Contact the Water Department, in advance, at (847) 923-4520 for a final water reading.
 5. Payment of any fees owed to the Village of Schaumburg.
 6. If non residential property, an Executed Certificate of Compliance.
- ♦ The issuance of a stamp may be delayed up to THREE (3) DAYS if there are any code violations on the property.
 - ♦ Residents may be eligible for a Real Estate Transfer Tax Rebate upon purchase of new village property within one year after the date of this declaration. Request for a rebate must be filed within 6 months from the date the new property is purchased. A \$10.00 processing fee applies.
 - ♦ Any application for a refund applies to the return of this transfer stamp and must be filed within 6 months after the date of this declaration. A \$10.00 processing fee applies for a transfer tax refund.

FOR ALL MAIL REQUESTS, PLEASE INCLUDE A SELF-ADDRESSED STAMPED ENVELOPE AND MAIL TO:
VILLAGE OF SCHAUMBURG • ATTN: MARYELLEN BACH • 101 SCHAUMBURG COURT • SCHAUMBURG, IL 60193

***** BELOW FOR OFFICE USE ONLY *****

Cash _____	Water Dept. <u>NI water</u>	Stamp Amount \$ <u>6 at zero</u>
Credit _____	Collections <u>Maryellen</u>	(+) Water Combo \$ <u>1 at 5,798.00</u>
Check# <u>2132</u>	Total (Stamp & Water) \$ _____	STAMP # <u>34196-</u> <u>34202</u>