

# UNOFFICIAL COPY

After Recording Mail To:  
Mason, Wenk & Berman LLC  
Attn: Keith J. Wenk  
630 Dundee Road, Suite 220  
Northbrook, IL 60062

This instrument prepared by:  
DKM&O LLC  
11 South Dunton Ave.  
Arlington Heights, IL 60005

Mail subsequent tax bills to:  
VK 504 GLENN, LLC  
9500 Bryn Mawr Ave., Suite 340  
Rosemont, IL 60018



Doc# 1816922006 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/18/2018 09:39 AM PG: 1 OF 3

*This space reserved for Recorder's use only.*

## SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** being made the 11 day of June, 2018, by **BLUE LION PROPERTIES, LLC**, an Illinois limited liability company, whose principal place of business is 504 Glenn Avenue, Wheeling, IL 60090 ("**Grantor**"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by these presents does **REMISE, RELEASE, ALIENATE AND CONVEY** to **VK 504 GLENN, LLC**, an Illinois limited liability company, whose principal place of business is 9500 Bryn Mawr Ave., Suite 340, Rosemont, IL 60018 ("**Grantee**"), forever the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

### Legal Description:

**FIRST AMERICAN TITLE**

**FILE #** 2911050

Unit 1 in Glenn Avenue Industrial Condominium, as delineated on a plat of survey of the following described land: Lots 1 and 2 (except the West 22 feet of said Lot 2) in Block 3 in Amerline Subdivision of part of the East Half of the Southwest Quarter of Section 11, Township 42 North, Range 11 East of the Third Principal Meridian, which plat of survey is attached as an Exhibit to the Declaration of Condominium recorded August 25, 1996 as document 96310956, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

**Commonly known as:** 504 Glenn Avenue, Wheeling, IL 60090

**Permanent Tax Index No.:** 03-11-305-033-1001

Together with all and singular hereditaments and appurtenances belonging there, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances.

S Y  
P 3  
S 3N  
SC 1/2  
INT (initials)



**Real Estate Transfer Approved**  
Initials AW Date 6/12/18  
VALID FOR A PERIOD OF THIRTY (30)  
DAYS FROM THE DATE OF ISSUANCE

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**TO HAVE AND TO HOLD** the said premises as described above, with the appurtenances, unto the Grantee, its successors and assigns, forever.

And the Grantor, for itself and its successors, does covenant, promise and agree to and with the Grantee and its successors and assigns that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it is lawfully seized of said real estate in fee simple; and that it has good right and lawful authority to sell and convey said real estate; and that it WILL WARRANT AND DEFEND, said premises against all persons lawfully claiming, or to claim the same, subject only to those matters listed on Exhibit A attached hereto and made a part hereof.

**IN WITNESS WHEREOF**, this Special Warranty Deed has been executed by Grantor on and as of the date first above written.

**BLUE LION PROPERTIES, LLC, an Illinois limited liability company**

By: *William J. Pfeifer*  
Name: William J. Pfeifer  
Its: Manager



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 **William J. Pfeifer**, personally known to be the **Manager** of **BLUE LION PROPERTIES, LLC, an Illinois limited liability company**, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of the **BLUE LION PROPERTIES, LLC, an Illinois limited liability company**, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11 day of June, 2018.

*Joseph E. Keavy*  
Notary Public



REAL ESTATE TRANSFER TAX		15-Jun-2018
		COUNTY: 224.00
		ILLINOIS: 448.00
		TOTAL: 672.00
03-11-305-033-1001		20180601694151   1-115-046-688

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## EXHIBIT A

### Exceptions

1. General taxes and assessments for the year 2018, and subsequent years which are not yet due and payable.
2. Easement provisions contained in the plat of subdivision recorded as document 19062053.
3. Provisions, conditions, covenants, restrictions, options, assessments, and easements as created by the Declaration of Condominium recorded April 25, 1996 as document 96310956 and any amendments thereto, and provisions, conditions and limitations as created by the Condominium Property Act.
4. Terms, conditions and provisions of Ordinance No. -- entitled An Ordinance Amending Ordinance No. 983 and Adopting a Generalized Future Land Use Plan recorded March 3, 1976 as document 23406298.

Property of Cook County Clerk's Office