



\*18222410070\*

Prepared by and after recording  
return to:

Mark L. Radtke  
Shaw Fishman Glantz &  
Towbin LLC  
321 N. Clark St., Suite 800  
Chicago, IL 60654

*Return To:*  
*Send future tax bills to:*  
Midwest Community Bank  
PO Box 689  
510 Park Crest Dr  
Freeport, IL 60132

Doc# 1822241007 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/10/2018 10:05 AM PG: 1 OF 5

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **Tadeusz Kozlowski and Bogumila Kozlowski** (the "Grantors"), in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey with special warranty covenants to **MWB Development Trust #11970 dated August 28, 2007** (the "Grantee"), the following described real property and premises located in McHenry County, Illinois (the "Property"):

See Exhibit A attached hereto

together with all the improvements thereon and the appurtenances thereunto belonging, which includes, without implied limitation, the following: (a) all privileges, rights, easements, hereditaments and appurtenances thereunto belonging; (b) all right, title and interest in and to any streets, alleys, ramps, passages, abutter's rights and other rights-of-way appurtenant thereto; (c) all water, mineral and other subsurface rights; and (d) all buildings, improvements, fixtures and related facilities, together with all systems, facilities, machinery, equipment and conduits to provide fire protection, security, heat, exhaust, ventilation, air conditioning, electrical power, light, plumbing, refrigeration, gas, sewer, water, communication and other services to the property herein described or any part thereof; and warrants the title to the same.

The Grantors acknowledge and agree that the conveyance of the above described premises to the Grantee is an absolute conveyance of all right, title and interest, including any equity or right of redemption, in and to the above described property in substance as well as in form and is not intended as a mortgage, trust conveyance or security instrument of any type. The Grantors and Grantee have entered into this Special Warranty Deed as required pursuant to that certain *Agreed Order Modifying Automatic Stay and Granting Related Relief* [Dkt. No. \_\_\_\_\_], entered by the U.S. Bankruptcy Court for the Northern District of Illinois in case no. 18-05523 (the "Agreed Order"). Pursuant to the Agreed Order, after recording of this Special Warranty Deed, the Grantee shall conduct a commercially reasonable sale of the Property and apply the net proceeds of the sale to the indebtedness owed by the Grantors to the Grantee. This Special Warranty Deed is not intended to reduce or extinguish, and does not reduce or extinguish, any obligations owed by Advanced Precision Manufacturing, Inc. ("APMI"), A.D.K. Arms, Inc. ("ADK") or Grantors to Grantee. Rather, only the net sale proceeds received by Grantee from the ultimate disposition of the Property by the Grantee shall reduce the indebtedness by such amount, and shall not in any event waive any deficiencies to the extent such deficiencies do not fully repay and extinguish all amounts owed to Grantee by, APMI, ADK and Grantors.

*Handwritten signatures and initials:*  
SPSMSC ENT DR

# UNOFFICIAL COPY

It is the intention of the Grantor and the Grantee that the lien created by that certain Real Estate Mortgage (the "Mortgage") dated July 25, 2013 and recorded August 5, 2013 by the Cook County Recorder of Deeds as Document No. 1321715003 will not merge into the fee title acquired by the Grantee pursuant to this Special Warranty Deed. No such merger will occur until such time as the Grantee executes a written instrument specifically effecting such merger and duly records the same.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and assigns and to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, or claim the same, or any part thereof, by through, or under Grantor but not otherwise.

SIGNED AND DELIVERED this 31<sup>st</sup> day of May, 2018.

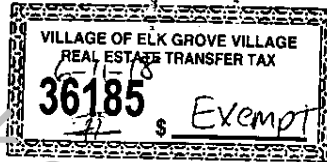
Grantors:

Tadeusz Kozlowski  
Tadeusz Kozlowski

Bogumila Kozlowski  
Bogumila Kozlowski

Grantee:

Mark Wright  
Mark Wright, as Co-Trustee of  
MWB Development Trust #11970  
dated August 28, 2007



"Exempt under provisions of  
Paragraph 35 ILCS 200/31-45  
Real Estate Transfer Tax Act"

Date 5-31-18

Mark Wright  
Signature of Buyer, Seller,  
or Representative

RECORDED BY  
SECURITY FIRST TITLE CO  
PH# (315) 235-2900  
FAX# (315) 235-9955

2017181901K

# UNOFFICIAL COPY

STATE OF ILLINOIS        )  
  ) SS:  
COUNTY OF COOK        )

I, Graciela Balderas, a notary public in and for said County, in the state aforesaid, DO HEREBY CERTIFY THAT Tadeusz Kozlowski and Bogumiła Kozlowski personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such and signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31<sup>st</sup> day of May, 2018.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 5-30-21



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

### Legal Description

THE EAST 154.00 FEET OF THE WEST 880.50 FEET, BOTH AS MEASURED ALONG THE SOUTH LINE THEREOF, OF LOT 27 IN CENTEX INDUSTRIAL PARK UNIT NUMBER 5, A SUBDIVISION OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. SITUATED IN COOK COUNTY AND THE STATE OF ILLINOIS.

Also described as:

LOT 1 OF A.L.R.S. RESUBDIVISION OF THE EAST 308.0 FEET OF THE WEST 1034.50 FEET, AS MEASURED ALONG THE SOUTH LINE OF LOT 27 IN CENTEX INDUSTRIAL PARK UNIT NO. 5, A SUBDIVISION OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID PLAT WAS RECORDED ON OCTOBER 22, 2003 AS DOCUMENT NO. 0329519192. SITUATED IN COOK COUNTY AND THE STATE OF ILLINOIS.

Commonly known as 2301 Estes Avenue, Elk Grove Village, Illinois 60007

Pin(s): 08-35-203-022-0000

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: 08 | 03 | 2018

SIGNATURE: [Signature]  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

Rebecca Thiel

By the said (Name of Grantor): Adencuz Kozlowski

AFFIX NOTARY STAMP BELOW

On this date of: 8 | 3 | 2018

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: July | 27 | 2018

SIGNATURE: [Signature], Trustee  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

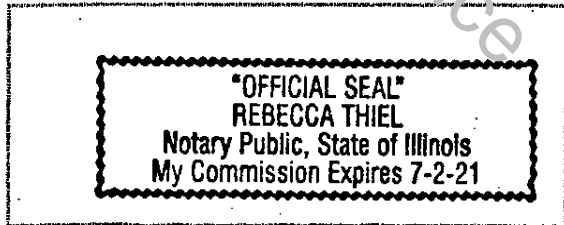
Rebecca Thiel

By the said (Name of Grantee): mwb Development Trust #11970  
Mark Wright Trustee

AFFIX NOTARY STAMP BELOW

On this date of: 7 | 27 | 2018

NOTARY SIGNATURE: [Signature]



**CRIMINAL LIABILITY NOTICE**  
Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a GRANTEE shall be guilty of a CLASS C MISDEMEANOR for the FIRST OFFENSE, and of a CLASS A MISDEMEANOR, for subsequent offenses.

(Attach to DEED or ABI to be recorded in Cook County, Illinois if exempt under provisions of SECTION 4 of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)