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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/28/2018 11:01 AM Pg: 1 of 4

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This instrument was prepared by:

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2580 Foxfield Road, Suite 200
St. Charles, IL 60174

Dec ID 20180901688407
ST/CO Stamp 1-802-115-232 ST Tax \$720.00 CO Tax \$360.00

After recording return to:

Paul K. Binder
4165 N. Lincoln Avenue
Chicago, IL 60618

Mail tax bills to:

800 Morse Avenue LLC
53 W. Jackson Blvd., Suite 1256
Chicago, IL 60604

SPECIAL WARRANTY DEED

This Special Warranty Deed is made this 26th day of September, 2018, between BILMAR INVESTMENTS LLC-800 MORSE SERIES, an Illinois limited liability company ("Grantor"), whose address is 655 Lunt Avenue, Schaumburg Illinois 60193 and 800 MORSE AVENUE LLC, a Delaware limited liability company ("Grantee"), whose address 53 W. Jackson Blvd., Suite 1256, Chicago, IL 60604, WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, FOREVER, the real estate described on Exhibit A attached hereto, situated in the County of DuPage and State of Illinois.

Together with all and singular hereditaments and appurtenances belonging thereto, or in any way 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:

TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, subject to the matters set forth in Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions"), unto the Grantee, forever.

And the Grantor, for itself and its successors, does covenant, promise and agree to and with the Grantee and its successors 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 WILL WARRANT AND DEFEND, said premises against all persons lawfully claiming, or to claim the same, by, through or under it, SUBJECT TO all claims arising under or by virtue of the Permitted Exceptions.

CHICAGO TITLE INSURANCE COMPANY
1795 W. STATE STREET
GENEVA, ILLINOIS 60134

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EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

LOT 21 IN BLOCK 3 IN CENTEX SCHAUMBURG INDUSTRIAL PARK UNIT NUMBER 70 BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MAY 4, 1973, AS DOCUMENT 2689795, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 07-33-202-052-0000

Addresses of Real Estate: 800 W. Morse Avenue, Schaumburg, Illinois 60193

Property of Cook County Clerk's Office

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EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. 2018 Real Estate Taxes and subsequent years.
2. Easement for public utilities and drainage over the North 15 feet of the Land as shown on the aforesaid Plat of Subdivision.
3. Easement over the North 15 feet and South 25 feet of the Land for the purpose of installing and maintaining all equipment necessary to serve the Subdivision and other Land with gas service, together with right of access to said equipment as created by Grant to Northern Illinois Gas Company, Commonwealth Edison Company and Illinois Bell Telephone Company and its respective successors and assigns and as shown on the Plat of Subdivision recorded May 4, 1973 as document 2689795.
4. Rights of way for drainage tiles, feeders, laterals and underground pipes, if any, and rights of the public, the state of Illinois and the municipality in and to that part of said real estate, if any, taken or used for road purposes, by reason of document nos. 2473122 and 2501938. (Affects the land and other property)
5. Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said Covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons), contained in the deed from Chicago Title and Trust Company as Trustee Under Trust Agreement dated July 1, 1968 known as trust number 52300 to Gordian R. Granrain and Salvatore Perince dated May 24, 1973 and recorded June 20, 1973 as document 22367837, and filed June 20, 1973 as document lr 2699182 relating to building lines; loading docks; Parking Space; height of various structures other than buildings; construction of buildings and walls; landscaped areas, storage yards trash disposal, sight lines at intersections and retention of right of way and easements by grantor for the purpose of erecting construction and maintaining and operating of title by services over, across under and through the land. Note: said instrument contains no provision for a forfeiture of or reversion of title in case of breach of conditions.
6. 19. A 25 foot building line as shown on the plat of said subdivision of Certex-Schaumburg Industrial Park Unit 70.