


UNOFFICIAL COPY

Prepared By:

Mark Nora, Esq.
Polsinelli PC
150 N. Riverside Plaza, Suite 3000
Chicago, IL 60606

Mail to:

Commonwealth Land Title
Insurance Company
685 Third Avenue, 20th Floor
New York, New York 10017
Attn: Debra L. Solitto


1829216096D

Doc# 1829216096 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/19/2018 02:47 PM PG: 1 OF 3

SPECIAL WARRANTY DEED

THE GRANTOR, **CSH PARK RIDGE, LLC**, a Delaware limited liability company, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, **FFI SUMMIT OWNER LLC**, a Delaware limited liability company (the "Grantee"), all interest in that real property more particularly described on **Exhibit A**, attached hereto and made a part hereof (the "Property"), situated in the County of Cook in the State of Illinois, subject only to liens, notices and encumbrances of record (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property together with all and singular the rights and appurtenances thereto in any way belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, unto Grantee, and to Grantee's successors and assigns, and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns against every person whomsoever lawfully claiming, or to claim the same or any part thereof through or under Grantor but not otherwise, subject, however, to the Permitted Exceptions.

gsof
Dated this 18th day of October, 2018

Name & Address of Grantee/Taxpayer:

FFI Summit Owner LLC
c/o Focus Healthcare Partners LLC
200 West Madison, Suite 2650
Chicago, Illinois 60606

COMMONWEALTH LAND TITLE FCHI 18000 254I
1 of 6

[SIGNATURES APPEAR ON THE NEXT PAGE]

UNOFFICIAL COPY

CSH PARK RIDGE, LLC

By: _____
 Name: Fred Moon
 Title: Vice President

DISTRICT OF COLUMBIA) ss



This instrument was acknowledged before me, ADAM PERRY, on OCTOBER 11, 2018 by FRED MOON, VICE PRESIDENT of CSH PARK RIDGE, LLC, a Delaware limited liability company, who 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 the free and voluntary act of the Grantor, for the uses and purposes therein set forth.



CITY OF PARK RIDGE
 REAL ESTATE
 TRANSFER STAMP
 NO. 45181

[Handwritten Signature]
 (Notary Public)



| REAL ESTATE TRANSFER TAX | | 19-Oct-2018 | |
|---|-----------|-------------|--|
|  | COUNTY: | 26,975.00 | |
|  | ILLINOIS: | 53,950.00 | |
| | TOTAL: | 80,925.00 | |
| 09-26-423-007-0000 20181001605801 1-093-209-248 | | | |

UNOFFICIAL COPY

EXHIBIT "A" LEGAL DESCRIPTION

LOTS 9 TO 12 AND LOT 13 (EXCEPT THE NORTH 55 FEET THEREOF) IN BLOCK 7 IN PENNY AND ROOT'S SUBDIVISION OF BLOCKS 6 AND 7 IN BRICKTON, A SUBDIVISION OF PENNY AND MEACHAM OF PART OF THE SOUTH EAST ¼ OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBER: 09-26-423-007-0000

COMMON ADDRESS: 10 N SUMMIT AVENUE, PARK RIDGE, ILLINOIS 60068