

# UNOFFICIAL COPY

Doc#: 1835349035 Fee: \$52.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 12/19/2018 09:24 AM Pg: 1 of 3

Dec ID 20181201651402  
ST/CO Stamp 0-782-444-192 ST Tax \$390.00 CO Tax \$195.00

## THIS INSTRUMENT PREPARED BY:

J. Ryan Potts  
BROTSCHUL POTTS LLC  
30 N LaSalle Street  
Suite 1402  
Chicago, Illinois 60661

## AFTER RECORDING THIS INSTRUMENT SHOULD BE RETURNED TO:

Seth Goettelman  
KOVITZ SHIFRIN NESBIT  
175 N Archer Ave  
Mundelein, Illinois 60060

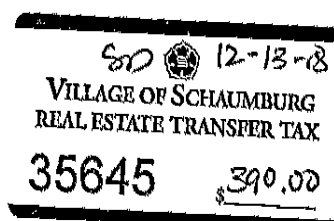
4/10/1070 G. D. '13

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## SPECIAL WARRANTY DEED

THIS INDENTURE, made as of December 14, 2018, from **PFC Venture II, L.L.C.**, an Illinois limited liability company, having an address of c/o 970 N. Oaklawn Avenue, Suite 100, Elmhurst, Illinois 60126 ("Grantor"), to **Treffy LLC**, an Illinois limited liability company, having an address of 708 Morse Ave, Schaumburg, Illinois 60193 ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise 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 Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the "Real Property").

TO HAVE AND TO HOLD the Real Property unto Grantee, and to his successors and assigns in Fee Simple forever.





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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 35 IN BLOCK 3 IN CENTEX-SCHAUMBURG INDUSTRIAL PARK, UNIT 116, BEING A SUBDIVISION IN THE NORTH 1/2 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 NOVEMBER 13, 1974 AS DOCUMENT LR 2788019, IN COOK COUNTY, ILLINOIS.

P.I.N: 07-33-202-064-0000

PROPERTY ADDRESS: 706-12 MORSE AVENUE  
SCHAUMBURG, IL 60193

#### SEND PROPERTY TAX BILLS TO:

LOBERN MFG  
708 MORSE AVE  
SCHAUMBURG IL 60193