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PREPARED BY:

Jeffrey C. Friedman, Esq.
Hall Estill
1600 Stout Street, Suite 500
Denver, CO 80202

Doc#: 1904218183 Fee: \$56.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/11/2019 01:57 PM Pg: 1 of 5

Dec ID 20190101682963
ST/CO Stamp 0-399-288-736 ST Tax \$4,150.00 CO Tax \$2,075.00

WHEN RECORDED RETURN TO:

Charles C. Snyder, P.C.
2803 Butterfield Road – Suite 380
Oak Brook, IL 60523

SEND FUTURE TAX BILLS TO:

Palmer Self-Storage, LLC
2121 W. Walton Street
Chicago, IL 60622
Attn: Tracey Dale

SPECIAL WARRANTY DEED

On this 6th day of February, 2019, Evergreen-Schaumburg, LLC, an Illinois limited liability company ("**GRANTOR**") whose address is 4711 Golf Road, Suite 1000, Skokie, IL 60076, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and TRANSFERS to Palmer Self-Storage, LLC, an Illinois limited liability company, whose address is 2121 W. Walton Street, Chicago, IL 60622, all interest in the real estate legally described on **Exhibit A** attached hereto,

The Grantor will warrant and defend the real estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on **Exhibit B**.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, subject, however, to any and all of the matters set forth on **Exhibit B** attached hereto, for which Grantor shall have no liability whatsoever.


THE PROPERTY CONVEYED HEREBY IS SOLD IN ITS "AS IS", "WHERE IS" CONDITION WITHOUT ANY EXPRESS OR IMPLIED REPRESENTATION OR WARRANTY OF ANY KIND WHATSOEVER, EXCEPT AS SPECIFICALLY PROVIDED ABOVE.

[Signatures begin on next page]

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IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first set forth above.

GRANTOR: Evergreen-Schaumburg LLC, an Illinois limited liability company

By: 
Name: Gary D. Goodman
Title: Authorized Signatory

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

I Karla Candelaria, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Gary D. Goodman, the Authorized Signatory of Evergreen-Schaumburg, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 1st day of February, 2019.


Notary Public

My Commission Expires: 02/21/2020

(Seal)



OFFICIAL SEAL
Karta Candelaria
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 02/21/2020

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EXHIBIT A

LEGAL DESCRIPTION



LOT 3 OF LAURA'S RESUBDIVISION OF LOT 2 IN TOLLWAY INDUSTRIAL PARK, A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 38, AND PART OF THE WEST HALF OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN PALATINE TOWNSHIP, COOK COUNTY, TOGETHER WITH THE SOUTHERLY 390 FEET OF THE WESTERLY 13.42 FEET OF LOT 3, AS MEASURED ALONG THE WESTERLY AND SOUTHERLY LINES RESPECTIVELY THEREOF IN TOLLWAY INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 33 AND PART OF THE WEST HALF OF SECTION 34, ALL IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN PALATINE TOWNSHIP, COOK COUNTY, ILLINOIS.

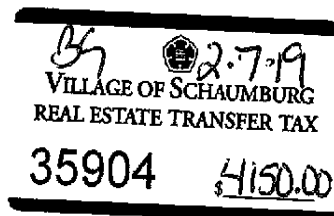
ADDRESS

2401 Palmer Drive, Schaumburg, Illinois 60172

PROPERTY INDEX NUMBERS

02-34-300-060-0000 and 02-34-300-061-0000

REAL ESTATE TRANSFER TAX		03-Feb-2019
		COUNTY: 2,075.00
		ILLINOIS: 4,150.00
		TOTAL: 6,225.00
02-34-300-060-0000	20190101682963	0-399-288-736



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EXHIBIT B

EXCEPTIONS TO TITLE

(a) all real estate taxes and assessments not yet due and payable, (b) all easements, covenants, conditions, restrictions and other matters of record, (c) all matters that are or would be shown on an accurate plat of survey of the Real Estate conveyed pursuant to this Deed, and (d) all existing laws and other governmental requirements.

(b) Subject to general real estate taxes for the year 2018 and subsequent years.

(c) 35 foot building line along the Westerly portion of the Land as set forth on Tollway Industrial Park Subdivision recorded as document number 19834935.

(d) A 5 foot public utilities easement, drainage, and cablenet easements over the Southerly Line of the Land as set forth on Tollway Industrial Park Subdivision recorded as document number 19834935.

(e) 10 foot public utilities easement and drainage as shown on plat of the subdivision recorded May 23, 1966 as document 19834935 along the Easterly Line of the land as follows:

5 feet on center from Easterly Line of Lot 2 (now known as Lot 3 of Laura's Resubdivision) and along the Westerly Line of Lot 3 of Tollway Subdivision.

(f) Covenants and restrictions contained in deed recorded August 19, 1969 as document 20934621 relating to construction of materials, storage location of signs, parking areas, etc.

(g) Reservation in grantor deed recorded August 19, 1969 as document 20934621 in Chicago Title and Trust Company, corporation of Illinois, as Trustee under Trust Agreement dated February 21, 1963 and known as Trust Number 45332 to Reynolds Products Inc., of easements for installation, repair and maintenance of utility facilities and for ingress and egress over, under and across:

a. Northwesterly 15 feet of the Land (within the building line setback) extended along the Westerly Line of the Land.

b. Northerly 10 feet of the Land extended along the Northerly Line of the Land.

(h) Rights of the public or quasi public utilities as disclosed by survey made by Compass Surveying Ltd. dated August 12, 2008 as order number 9018.05; depicting the following:

Power transformer, catch basin, storm sewer and sanitary sewer (South of the building);

Illinois Bell Telephone (West line of the Land).

Storm sewers and sanitary manholes (along the North line and Northwesterly line of the Land).

Gas service lines along the North line of the land and onto the property North and adjoining).

Manholes along the North line of the Land.

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(i) Rights of Commonwealth Edison in and to the facilities on the Land as disclosed by a utility letter executed by Robert Slavik dated March 27, 1997 and disclosing an unrecorded electric service station agreement dated November 24, 1969.

(j) Encroachment of the building located on the land onto the public utility easement located along the Northeasterly line by ranging from 3.42 feet to 3.57 feet of the land and noted herein, as shown on plat of survey made by Compass Surveying Ltd. dated August 12, 2008 as order number 9018.05.

(k) Violation of the restriction contained in document 20934621 by the existence of a sign located within 15 feet of the Westerly Line of the Land as shown on plat of survey made by Compass Surveying Ltd. dated August 12, 2008 as order number 9018.05

(l) Encroachment of the back of curb located mainly on the land and onto the property Southwesterly and adjoining by 0.06 feet to 0.26 feet Southerly, as disclosed by survey dated August 12, 2008, project no. 9018.05, as prepared by Compass Surveying Ltd.