

# UNOFFICIAL COPY

**This Instrument Prepared By:**

Jennifer R. Garner, Esq.  
Locke Lord LLP  
111 South Wacker Drive  
Suite 4400  
Chicago, Illinois 60606

**After Recording Return To:**

Robbins, Salomon & Patt, Ltd.  
180 North LaSalle Street, Suite 3300  
Chicago, Illinois 60601  
Attention: David P. Resnick, Esq.

Doc#: 1907216018 Fee: \$58.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 03/13/2019 09:52 AM Pg: 1 of 6

Dec ID 20190201611527  
ST/CO Stamp 1-363-604-896 ST Tax \$2,750.00 CO Tax \$1,375.00

*This space reserved for Recorder's use only.*

## SPECIAL WARRANTY DEED

This Special Warranty Deed made this 12 day of March, 2019, between PADDOCK PUBLICATIONS, INC., a Delaware corporation ("**Grantor**"), and AH ACQUISITIONS LLC, an Illinois limited liability company ("**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 of which is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof (the "**Land**").

Together with (i) all existing buildings, structures, fixtures, systems and other improvements affixed to or located on the Land, and (ii) all and singular hereditaments and appurtenances belonging there, 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 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, unto the Grantee, forever.

And Grantor, for itself and its successors, does covenant, promise and agree to and with 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 only to those matters listed on Exhibit B attached hereto and made a part hereof.

CCH11800916ALD  
EPENNETTI

[Signature page follows]

-1-

Daily Herald Building Sale 1 of 1  
Special Warranty Deed

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor executed this Deed the day and year first above written.

**GRANTOR:**

**PADDOCK PUBLICATIONS, INC.,** a  
Delaware corporation

By: *Scott T. Stone*  
Name: Scott T. Stone  
Title: President/Chief Operating Officer

**Send Subsequent Tax Bills to:**

AH Acquisitions LLC  
c/o Bradford Allen Investment Advisors  
200 South Michigan Avenue, 18th Floor  
Chicago, Illinois 60604  
Attention: John Butler

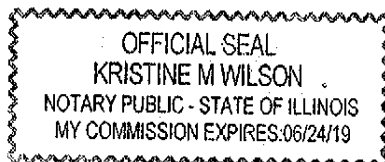
STATE OF ILLINOIS                    )  
  ) SS  
COUNTY OF DuPage                )

I, *Kristine M. Wilson*, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Scott T. Stone, the President/Chief Operating Officer of Paddock Publications, Inc., a Delaware corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act in his capacity as President/Chief Operating Officer, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 6 day of March, 2019.

*Kristine M. Wilson*  
Notary Public

My Commission Expires 6/24/19 {SEAL}



# UNOFFICIAL COPY

## EXHIBIT A

### DESCRIPTION OF LAND

#### **PARCEL 1:**

LOT 3 OF THE LINCOLN EXECUTIVE PLAZA SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 2 IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### **PARCEL 2:**

EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN CONFIRMATION AND GRANT OF EASEMENTS DATED APRIL 29, 1985, BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 10-23953-08, AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 10-23527-08, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON APRIL 29, 1985 AS DOCUMENT 27528475, THE FIRST AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENTS RECORDED APRIL 22, 1991 AS DOCUMENT 91184438, THE SECOND AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENT RECORDED AS DOCUMENT 96291197, AND THE THIRD AMENDMENT RECORDED OCTOBER 16, 1998 AS DOCUMENT 98930307

#### **PARCEL 3:**

AN IRREVOCABLE, NON-EXCLUSIVE EASEMENT APPURTENANT TO LOT 3 AND OTHER PROPERTY, OVER, ACROSS AND THROUGH LOT 1, AS SET FORTH IN FIRST AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENT RECORDED APRIL 22, 1991 AS DOCUMENT 91184438, FOR THE PURPOSES OF REPAIR AND MAINTENANCE OF THE EASTERLY SIGN IN THE AREA DESIGNATED AS THE "EASTERLY SIGN AREA" ON THE PLAT ATTACHED THERETO AS EXHIBIT "A", FOR THE PURPOSE OF INGRESS AND EGRESS TO AND FROM THE EASTERLY SIGN AREA AND FOR THE INSTALLATION AND USE OF UTILITY LINES TO SERVICE THE EASTERLY SIGN AREA AND FOR OTHER PURPOSES PROVIDED IN SAID AGREEMENT.

#### **PARCEL 4:**

AN IRREVOCABLE, NON-EXCLUSIVE EASEMENT APPURTENANT TO LOT 3 AND OTHER PROPERTY, OVER, ACROSS AND THROUGH LOT 2, AS SET FORTH IN FIRST AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENT RECORDED APRIL 22, 1991 AS DOCUMENT 91184438, FOR THE PURPOSES OF REPAIR AND MAINTENANCE OF THE WESTERLY SIGN IN THE AREA DESIGNATED AS THE

# UNOFFICIAL COPY

"WESTERLY SIGN AREA" ON THE PLAT ATTACHED THERETO AS EXHIBIT "A" FOR THE PURPOSES OF INGRESS AND EGRESS TO AND FROM THE WESTERLY SIGN AREA AND FOR THE INSTALLATION AND USE OF UTILITY LINES TO SERVICE THE WESTERLY SIGN AREA AND FOR OTHER PURPOSES PROVIDED IN SAID AGREEMENT.

**Permanent Index No.:** 08-16-401-033-0000

**Common Address:** 155 East Algonquin Road, Arlington Heights, Illinois 60005

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Acts of GRANTEE, and those claiming by, through and under grantee.
2. General and special taxes and assessments not due and payable as of the date hereof.
3. Rights of Paddock Publications, Inc., as tenant in possession pursuant to that certain Lease dated as of the date hereof, by and between AH Acquisitions LLC, as landlord, and Paddock Publications, Inc., as tenant.
4. Building line as shown on the plat of subdivision recorded as document 26056020, over the South 15 feet of the Land.
5. 10 foot public utility easement and side yard, over the West, Southwesterly and the East line of the Land as shown on the plat of subdivision recorded as document 26056020.
6. 10 foot storm sewer easement for the benefit of Lot 1 as shown on the plat of subdivision recorded as document 26056020.
7. Easement in favor of Commonwealth Edison, Illinois Bell Telephone and Northern Illinois Gas Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the plat recorded as document no. 26056020.
8. 10 foot gas easement as shown on the plat of subdivision recorded as document 26056020, and the terms and provision contained therein.
9. Easement for driveway and egress and ingress for the benefit of Lot 3 as shown on the plat of subdivision recorded as document 26056020.
10. Easement for egress and ingress for the benefit of Lots 1 and 3 as shown on the plat of subdivision recorded as document 26056020.
11. Confirmation and Grant of Easements recorded April 29, 1985 as document 27528475 as amended by instrument recorded as document 91184438, granting a perpetual easement for ingress and egress across that part of the land described in said grant, which easement is to be an easement appurtenant to other property.

Second amendment recorded as document 96291197, which relocates said easement.

Third amendment recorded October 16, 1998 as document 98930307.

B-1

# UNOFFICIAL COPY

Rights of adjoining owners to the concurrent use of said easements.

12. Easement in, upon, under, over and along the South 10 feet of the North 235 feet of the East 51 feet as well as the West 5 feet of the East 15 feet of the North 225 feet, also 10 feet along the East Boundary, 15 feet along the South Boundary and 10 feet along the Westerly Boundary to install and maintain all equipment for the purpose of serving the Land and other property with electric service, together with right of access to said equipment as created by Grant to the Commonwealth Edison Company recorded March 24, 1982 as document 26181687.
13. Grant of easement to construct a Sign for the benefit of Lot 1 of Lincoln Executive Plaza as set forth in First Amendment to Confirmation and Grant of Easements recorded April 22, 1991 as document 91184438, and the terms and provisions relating thereto.
14. Notice of Requirements for storm water detention recorded October 10, 1979 as document 25185636.
15. Encroachment of the fence located mainly on the land onto the property Southwest and adjoining by varying amounts between approximately 1.0 feet and 1.3 feet and onto the property Northwest and adjoining by an undisclosed amount, as shown on survey prepared by Zarko Sekerez & Associates, Inc., dated October 26, 2018, Order No. 10945.