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Doc#: 1907917005 Fee: \$54.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/20/2019 09:21 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

Corporation to LLC

Illinois Statutory

410427T26

GIT

mwr 1/7

Dec ID 20190301618870

ST/CO Stamp 1-888-327-072 ST Tax \$510.00 CO Tax \$255.00

MAIL TO:

Linda V. Goldberg
Bookell & Domanski, LLC
1 N. Franklin Suite 1200
Chicago IL 60606

ADDRESS OF PROPERTY: 808 Woodfield Road, Suite 200, Schaumburg, IL 60173

REAL ESTATE INDEX NUMBER: 07-14-200-084-1026

THE GRANTOR, D S N MANAGEMENT, INC., an Illinois Corporation, duly authorized to transact business in the State of Illinois for and in consideration of TEN and no/100 (\$10.00) Dollars, in hand paid, and pursuant to authority given by the Board of Directors of said company, CONVEYS and WARRANTS to JWW PROPERTY, LLC, an Illinois limited liability company of 238 E. Woodfield Road, Suite 300, Schaumburg, IL 60173, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under Grantor.

Subject to: (i) general real estate taxes not due and payable at the time of Closing; (ii) public utility easements, if any whether recorded or unrecorded; (iii) covenants, conditions, restrictions, easements, building lines and agreements of record which do not interfere with the use of the Unit as a dental office; (iv) the Act, including all amendments thereto; (v) the Condominium Documents, including all amendments and exhibits thereto; (vi) applicable zoning and building laws and ordinances.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to the hereto affixed and has caused its name to be signed to these presents this 15th day of March, 2019.

D S N MANAGEMENT, INC.

By: 

Name: Bilgram S. Dhillon

Title: President/Secretary

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State of ILLINOIS)
) ss.
 County of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Bikram S. Dhillon, President/Secretary of D S N MANAGEMENT, INC., 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 they signed, sealed and delivered the said instrument as their free and voluntary act, and the free and voluntary act of said Corporation for the use and purposes therein set forth.

Given under my hand and official seal this 15TH day of MARCH, 2019.



John J. Swiess

 Notary Public

THIS INSTRUMENT PREPARED BY: JOHN J. SWIESS
ATTORNEY AT LAW
 1333 Burr Ridge Parkway, Suite 200
 Burr Ridge, IL 60527

MAIL FUTURE TAX BILLS TO:

Jonathan W. Wong
JWW Property LLC
 808 E. Woodfield Road Suite 300
 Schaumburg IL 60173



| REAL ESTATE TRANSFER TAX | | 18-Mar-2019 |
|--------------------------|-----------|-------------|
| | COUNTY: | 255.00 |
| | ILLINOIS: | 510.00 |
| | TOTAL: | 765.00 |

07-14-200-084-1026 | 20190301618870 | 1-888-327-072

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EXHIBIT "A"

PARCEL 1: UNIT NUMBER B200 IN COURTYARDS ON WOODFIELD OFFICE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 2 IN WOODFIELD AND PLUM GROVE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 10, 2007 AS DOCUMENT NUMBER 0710015072, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2: A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF STORM WATER DRAINAGE EASEMENT DATED DECEMBER 22, 2000 AND RECORDED DECEMBER 27, 2000, AS DOCUMENT NUMBER 0001013184 FROM BIT HOLDINGS THIRTY-SIX, INC., A MARYLAND CORPORATION, TO LEVY PLUM GROVE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, FOR THE PURPOSE OF CONSTRUCTING THE DRAINAGE FACILITIES INTENDED TO TRANSPORT SURFACE AND SUBSURFACE STORM WATER FROM THE BUILDINGS AND OTHER IMPROVEMENTS LOCATED FROM TIME TO TIME ON THE LEVY PROPERTY THROUGH THE EASEMENT PREMISES AS MAY BE REASONABLY NECESSARY FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND OPERATING SUCH DRAINAGE FACILITIES AND EXERCISING THE RIGHTS AND PERFORMING THE OBLIGATIONS OF LEVY IN ACCORDANCE WITH THE TERMS OF THE AGREEMENT AND TO ENTER IN A REASONABLE MANNER UPON SUCH PORTIONS OF THE BIT PROPERTY OUTSIDE OF THE EASEMENT PREMISES AS MAY BE NECESSARY AND APPROVED BY BIT FOR THE SOLE PURPOSE OF ACCESSING THE EASEMENT PREMISES IN ORDER TO CONSTRUCT THE DRAINAGE FACILITIES AND TO EXERCISE THE RIGHTS AND PERFORM THE OBLIGATIONS OF LEVY IN ACCORDANCE WITH THE TERMS OF THE AGREEMENT OVER THE FOLLOWING DESCRIBED LAND: THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL, MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERN MOST NORTHEAST CORNER OF LOT 1 IN WOODFIELD & PLUM GROVE SUBDIVISIONS, ACCORDING TO THE PLAT THEREOF RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS ON DECEMBER 27, 2000 AS DOCUMENT NUMBER 0001013181; THENCE SOUTH 03 DEGREES 56 MINUTES 18 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, 481.00 FEET TO A BEND POINT IN SAID EAST LINE; THENCE NORTH 86 DEGREES 03 MINUTES 42 SECONDS EAST ALONG A LINE OF SAID LOT 1, 10.00 FEET; THENCE NORTH 03 DEGREES 56 MINUTES 18 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID LOT 1, 481.00 FEET A LINE 760.00 FEET, AS MEASURED AT RIGHT ANGLES, NORTH OF AND PARALLEL WITH THE

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SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 86 DEGREES 03 MINUTES 42 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, 10.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT FOR PARCEL 1 AS CREATED BY ACCESS EASEMENT AGREEMENT DATED DECEMBER 22, 2000 AND RECORDED DECEMBER 27, 2000 AS DOCUMENT 0001013186 BETWEEN LEVY PLUM GROVE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND BIT HOLDINGS THIRTY-SIX, INC., A MARYLAND CORPORATION FOR THE PURPOSE OF EGRESS AND INGRESS IN, OVER, UPON AND ACROSS PAVED ROADWAY AREAS OF BIT PARCEL AS DESCRIBED IN SAID AGREEMENT.

PARCEL 4: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY PARKING EASEMENT AGREEMENT DATED DECEMBER 22, 2000 AND RECORDED DECEMBER 27, 2000 AS DOCUMENT 0001013188 BETWEEN LEVY PLUM GROVE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND AMERICAN ACADEMY OF DERMATOLOGY, A MINNESOTA NOT FOR PROFIT CORPORATION, FOR THE PURPOSE OF USE OF THE AAD PROPERTY PARKING AREA FOR THE PARKING OF MOTOR VEHICLES BY LEVY AND EMPLOYEES, AGENTS, TENANTS AND INVITEES OF THE LEVY PROPERTY AND FOR INGRESS AND EGRESS FOR MOTOR VEHICLES AND PEDESTRIANS TO AND FROM THE LEVY PROPERTY FROM AND TO THE AAD PROPERTY PARKING AREA IN ORDER TO USE THE AAD PROPERTY PARKING AREA OVER THE LAND AS SHOWN ON EXHIBIT C.

Property Address: 808 Woodfield Road, Suite 200, Schaumburg, IL 60173

PIN: 07-14-200-084-1026

Cook County Clerk's Office