

# UNOFFICIAL COPY

Prepared by:

870-OTB LLC  
401 N. Michigan Ave., 24<sup>th</sup> Floor  
Chicago, Illinois 60611  
Attn: Amanda Schwob



Doc# 1913606046 Fee \$44.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/16/2019 02:30 PM PG: 1 OF 4

and after recording return to:

870-OTB LLC  
401 N. Michigan Ave., 24<sup>th</sup> Floor  
Chicago, Illinois 60611  
Attn: Amanda Schwob

004180315221 CB 715

## SPECIAL WARRANTY DEED

Pacific Illinois, LLC (hereinafter "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid to Grantor by 870-OTB LLC, an Illinois limited liability company (hereinafter called "Grantee") with an address of 401 N. Michigan Ave., 24<sup>th</sup> Floor, Chicago, Illinois 60611, the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT, SELL, CONVEY, WARRANT, ASSIGN and DELIVER to Grantee the following:



(a) the tract of land (hereinafter called the "Land") located in Cook County, Illinois described in Exhibit A attached hereto and made a part hereof for all purposes, together with all improvements thereon, rights and interests appurtenant thereto, including all of Seller's right, title, and interest in and to adjacent streets, alleys, rights-of-way, and any adjacent strips or gores of real estate (the "Land"); and all rights, titles, and interests appurtenant to the Land; and

(b) all and singular the rights and appurtenances pertaining to the Land and any right, title and interest of Grantor in and to adjacent streets, alleys or rights-of-way, mineral rights, development rights, air rights, riparian rights and easements belonging or in any way appertaining to the Land.

All of the foregoing, being hereinafter, collectively, called (the "Property"), subject to all matters of record, all matters which could be discovered by an inspection of the Land and all matters which would be revealed by a current ALTA survey of the Land.

TO HAVE AND TO HOLD the Property, in fee simple, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, Grantee's successors and assigns, forever, and Grantor does hereby bind itself and its successors to warrant title to the Land, subject to the foregoing, against all acts of Grantor and none other.

And Grantor does covenant, promise and agree, that is lawfully seized of the Property in fee simple; has good right and lawful authority to sell and convey the Property; 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,

REAL ESTATE TRANSFER TAX		16-May-2019	
	COUNTY:	1,200.00	
	ILLINOIS:	2,400.00	
	TOTAL:	3,600.00	
07-13-101-021-0000   20190501674444   0-408-047-520			



JA

# UNOFFICIAL COPY

except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND.

Property of Cook County  
COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS  
Office

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

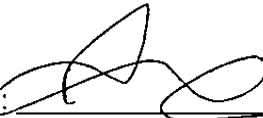
# UNOFFICIAL COPY

IN WITNESS WHEREOF, this Deed is executed by Grantor as of the 13 day of May, 2019.

**GRANTOR:**


PACIFIC ILLINOIS, LLC, a Delaware limited liability company, by its sole member, LEVINE INVESTMENTS LIMITED PARTNERSHIP, an Arizona limited partnership,

By its general partner, Keim, Inc., an Arizona corporation

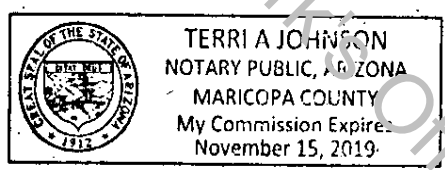
By:   
 Name: \_\_\_\_\_  
 Title: Andrew M. Cohn  
Authorized Rep.

STATE OF ARIZONA )  
 ) SS:  
 COUNTY OF Maricopa )

On the 13 day of May in the year 2019, before me, the undersigned, a Notary Public in and for said state, personally appeared Andrew M. Cohn personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed this instrument.

  
 \_\_\_\_\_  
 Notary Public

Send subsequent tax bills to:  
 870-OTB LLC  
 c/o Chody Real Estate Corp.  
 401 N. Michigan Ave., 24<sup>th</sup> Floor  
 Chicago, Illinois 60611  
 Attn: Shaunti Althoff



# UNOFFICIAL COPY

## LEGAL DESCRIPTION

PARCEL 1:

LOT 2 IN SDG SCHAUMBURG RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 2014 AS DOCUMENT 1435234060, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 17, 2013 AS DOCUMENT 1335119128 AND AMENDED BY DOCUMENT 1435234061 FOR VEHICULAR AND PEDESTRIAN ACCESS, INGRESS AND EGRESS BETWEEN LOTS 1 AND 2 IN THE SDG SCHAUMBURG RESUBDIVISION.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED JULY 8, 2003 AS DOCUMENT 0318919006 AND AMENDED BY DOCUMENT NO. 1333730128 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER A PORTION OF THE SOUTHEAST CORNER OF LOT 13 IN ANDERSON'S WOODFIELD PARK SUBDIVISION AS DEPICTED ON EXHIBIT 'D' ATTACHED THERETO.

PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY RECIPROCAL ACCESS EASEMENT AGREEMENT DATED MAY 13, 2019 AND RECORDED 5/16/19, 2019 AS DOCUMENT 1913606045 FOR THE PURPOSE OF INGRESS AND EGRESS OF PEDSTRIAN AND VEHICULAR TRAVEL OVER THOSE PORTIONS OF THE FOLLOWING DESCRIBED LAND, DEPICTED ON THE SITE PLAN:

LOT 1 IN ANDERSON'S SECOND RESUBDIVISION OF LOT 2 IN ANDERSON'S RESUBDIVISION OF LOT 11 (EXCEPTING THAT PART THEREOF TAKEN FOR THE WIDENING OF THE STATE PARKWAY PER DOCUMENT NO. 24197568 RECORDED NOVEMBER 16, 1977) IN ANDERSON'S WOODFIELD PARK, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1980 AS DOCUMENT 25547924.

PIN: 07 13 101 021

C/K/A: 870 N. MEACHAM, SCHAUMBURG, IL 60173