

# UNOFFICIAL COPY



**PREPARED BY:**  
Adam J. Poteracki  
Di Monte & Lizak, LLC  
216 West Higgins Road  
Park Ridge, IL 60068

Doc# 1928113129 Fee \$89.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/08/2019 01:33 PM PG: 1 OF 6

**AFTER RECORDING RETURN TO:**  
Adam J. Poteracki  
Di Monte & Lizak, LLC  
216 West Higgins Road  
Park Ridge, IL 60068

**SEND SUBSEQUENT TAX BILLS TO:**  
Joseph Lampignano  
523 Arlington Heights Road  
Itasca, IL 60124

## SPECIAL WARRANTY DEED

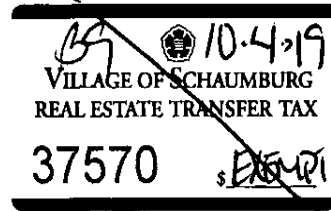
**Michael Land and Development, LLC**, an Illinois limited liability company (the "**Grantor**"), of the Village of Schaumburg, County of Cook, and State of Illinois, for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) paid to Grantor, and other good and valuable consideration, the recency and sufficiency of which are hereby acknowledged, has, subject to the exceptions hereinafter set forth, GRANTED, SOLD and CONVEYED and does hereby GRANT, SELL and CONVEY unto TLMV, LLC, an Illinois limited liability company (the "**Grantee**"), certain land located in the County of Cook and State of Illinois, and being more particularly described in Exhibit A attached hereto and incorporated herein by reference, together with all improvements located on such land (such land and improvements being collectively referred to as the "**Property**").

This conveyance is made and accepted subject to all matters set out in Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with all rights and appurtenances pertaining thereto, unto Grantee and Grantee's successors, heirs and assigns forever; and Grantor does hereby bind itself and its successors and heirs to warrant and forever defend the Property unto Grantee and Grantee's successors, heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, for matters arising subsequent to the vesting of title in Grantor.

[The balance of this page intentionally left blank. Signature Page follows.]

Address: 1300 Paul Rd., Des Plaines, IL 60016  
PIN: 09-17-200-069-0000



Exempt deed or instrument  
eligible for recordation  
without payment of tax.  
Mama 10-04-19  
City of Des Plaines

SY  
P  
S  
M  
SC  
E  
INT

REAL ESTATE TRANSFER TAX		08-Oct-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
09-17-200-069-0000		20190901604342   0-963-303-008



# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

THAT PART OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, THENCE NORTH ALONG THE DIVISION LINE 1129.5 FEET TO THE CENTER LINE OF IRVING PARK BOULEVARD; THENCE SOUTH 65 DEGREES 41 MINUTES EAST ALONG SAID CENTER LINE 563.6 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH PARALLEL WITH THE DIVISION LINE, 460.3 FEET TO THE EAST AND WEST DIVISION LINE; THENCE NORTH 86 DEGREES 55 MINUTES EAST ALONG SAID DIVISION LINE, 1049.5 FEET; THENCE SOUTH 0 DEGREES 10 MINUTES WEST PARALLEL WITH THE QUARTER SECTION LINE 11.00 FEET; THENCE NORTH 87 DEGREES 08 MINUTES EAST 18.6 FEET; THENCE SOUTH 0 DEGREES 32 MINUTES EAST 992.4 FEET TO THE CENTER LINE OF IRVING PARK BOULEVARD; THENCE NORTH 65 DEGREES 41 MINUTES WEST ALONG THE CENTER LINE OF IRVING PARK BOULEVARD 1176 FEET, MORE OR LESS, TO THE POINT OF BEGINNING (EXCEPT THE WEST 490.00 FEET AS MEASURED ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33) IN COOK COUNTY, ILLINOIS.

PIN: 07-33-303-013 and 07-33-303-012

COMMON ADDRESS: 800 Irving Park Road, Schaumburg, Illinois

### PARCEL 2:

LOT 5 (EXCEPT THE NORTHWESTERLY 200 FEET AND EXCEPT THE SOUTHEASTERLY 109.97 FEET AND EXCEPT THAT PART OF THE SOUTHEASTERLY 100 FEET OF THE NORTHWESTERLY 300 FEET OF LOT 5 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF THE SOUTHEASTERLY 100 FEET OF THE NORTHWESTERLY 300 FEET OF THE SAID LOT 5 THENCE SOUTHWESTERLY ON THE SOUTHWESTERLY LINE OF THE SOUTHEASTERLY 100 FEET OF THE NORTHWESTERLY 200 FEET OF SAID LOT 5, 43.18 FEET THENCE SOUTHEASTERLY 106.38 FEET TO THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 300 FEET OF SAID LOT 5 THENCE NORTHEASTERLY ON THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 300 FEET OF SAID LOT 5, 6.88 FEET TO THE NORTHEASTERLY CORNER OF THE NORTHWESTERLY 300 FEET OF SAID LOT 5 THENCE NORTHWESTERLY ON THE NORTHEASTERLY LINE OF SAID LOT 5 100 FEET TO THE PLACE OF BEGINNING) IN GEWECKES SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 09-17-200-069-0000

COMMON ADDRESS: 1300 Rand Road, Des Plaines, Illinois 60016

# UNOFFICIAL COPY

**PARCEL 3:**

UNITS D, E, F, & G, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS IN INTERNATIONAL COMMONS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED FEBRUARY 16, 1993, AS DOCUMENT NUMBER 93118481, IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 07-33-303-010-1004  
07-33-303-010-1005  
07-33-303-010-1006  
07-33-303-010-1007

COMMON ADDRESS: 1909-1912 Wright Blvd, Schaumburg, Illinois 60193

# UNOFFICIAL COPY

## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Subject to building setback lines, easements, ordinances, party walls and party wall rights, covenants, conditions, and restrictions, if any, as disclosed by the county recorder's land records, building code violations, leases and/or current occupants.
2. Acts done or suffered by or judgments against Purchaser or anyone claiming by, through or under Purchaser.
3. Any existing mortgage(s) and assignment(s) of rent of record in favor of Oxford Bank and Trust Company.
4. Any existing occupancy or existing unrecorded leases and all rights thereunder of the lessees and of any person or entity claiming by, through or under the lessees.
5. Any lien, or right to a lien for services, labor or material, heretofore or hereinafter furnished, imposed by law and not shown on the public records.
6. Subject to general real estate taxes for the year 2015 and subsequent years.

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

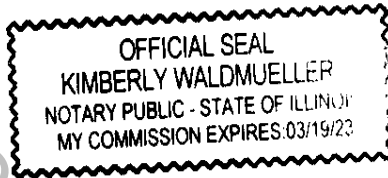
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: September 30, 2019

Signature:   
Agent

Subscribed and Sworn to before me  
this 30 day of September, 2019.

  
Notary Public



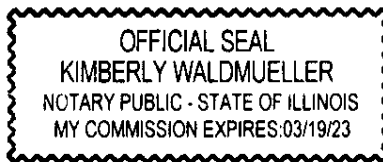
The Grantee or his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: September 30, 2019

Signature:   
Agent

Subscribed and Sworn to before me  
this 30 day of September, 2019.

  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C Misdemeanor for the first offense and of a Class A Misdemeanor for subsequent offenses.