

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

This instrument was prepared by:  
Jordan L. Bass, Esq.  
Taft Stettinius & Hollister LLP  
111 E. Wacker Drive, Suite 2800  
Chicago, Illinois 60601

After recording return to:  
Jordan L. Bass, Esq.  
Taft Stettinius & Hollister LLP  
111 E. Wacker Drive, Suite 2800  
Chicago, Illinois 60601

Doc#: 1931806070 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/14/2019 10:21 AM Pg: 1 of 4

Dec ID 20191001632205  
ST/CO Stamp 1-282-584-928 ST Tax \$925.00 CO Tax \$462.50

(The Above Space For Recorder's Use Only)

*November* THIS SPECIAL WARRANTY DEED is made and entered into as of this 9<sup>th</sup> day of November, 2019, by TONAQUINT, INC., a corporation created and existing under and by virtue of the laws of the State of Utah (the "Grantor") in favor of MATRIX PROPERTIES, LLC, an Illinois limited liability company having an address of, as Grantee (the "Grantee").

KNOW ALL MEN BY THESE PRESENTS that Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby GRANT, REMISE, RELEASE, ALIEN, BARGAIN, SELL and CONVEY unto Grantee (i) all of that certain tract or parcel of land commonly known as 3050-3060 N. Kennicott Avenue, Arlington Heights, Illinois 60004, and legally described on Exhibit A attached hereto, together with all improvements thereon and rights and appurtenances with respect thereto, (the "Property").

This conveyance is made subject to those matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's successors and assigns forever; and it is agreed that Grantor and Grantor's successors and assigns are hereby bound to warrant and forever defend, all and singular, the Property, unto Grantee and Grantee's successors and assigns against every person whomsoever claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise.

[EXECUTION PAGE FOLLOWS]

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IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its duly authorized representative on its behalf, as of this 8<sup>th</sup> day of November 2019.

TONAQUINT, INC., a Utah corporation

By: [Signature]  
Name: John Fife  
Title: president

STATE OF Illinois )  
 ) SS.  
COUNTY OF Coz )

I, Christine B. Hillesheim, a Notary Public, do hereby certify that John Fife, personally known to me to be the President of Tonaquint, Inc., a Utah corporation, and 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 (s)he signed and delivered the said instrument as the President of said corporation, and as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 8 day of November, 2019.



Christine B. Hillesheim  
Notary Public

My Commission Expires:

5/22/2020

	<p>Send subsequent tax bills to:</p> <p>Matrix Properties, LLC 3050-3060 N. Kennicott Avenue Arlington Heights, Illinois 60004</p>
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REAL ESTATE TRANSFER TAX

12-Nov-2019



COUNTY:	462.50
ILLINOIS:	925.00
TOTAL:	1,387.50

03-07-100-017-0000

| 20191001632205 | 1-282-584-928

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## Exhibit A to Special Warranty Deed

### LEGAL DESCRIPTION

#### PARCEL ONE:

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7; THENCE EAST ALONG THE SOUTH LINE OF THE SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, A DISTANCE OF 128.79 FEET TO THE WEST LINE OF KENNICOTT AVENUE; THENCE NORTH AND WEST ALONG THE SAID WEST LINE OF KENNICOTT AVENUE, THE FOLLOWING THREE COURSES, NORTH AND WEST ALONG A CURVED LINE, CONVEX TO THE EAST AND HAVING A RADIUS OF 351.76 FEET FOR A DISTANCE OF 173.75 FEET, ARC MEASURE, TO A POINT OF TANGENT; THENCE NORTHWESTERLY TANGENT WITH THE LAST DESCRIBED CURVED LINE, 81.96 FEET TO A POINT OF CURVE; THENCE NORTH AND WEST ALONG A CURVED LINE, CONVEX TO THE WEST AND HAVING A RADIUS OF 390.00 FEET, A DISTANCE OF 193.80 FEET TO A POINT OF TANGENT, SAID POINT BEING A POINT ON THE WEST LINE OF THE SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 425.00 FEET NORTH OF THE SOUTHWEST CORNER THEREOF AND THENCE SOUTH ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 425.00 TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### PARCEL TWO:

THE EAST 80.0 FEET OF THE NORTH 198.0 FEET OF THE SOUTH 200.60 FEET OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 3050-3060 N. Kennicott Avenue, Arlington Heights, Illinois 60004  
PIN(s): 03-07-100-017-0000  
03-07-200-007-0000

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## Exhibit B to Special Warranty Deed

### Permitted Exceptions

1. General real estate taxes for the year 2019 and subsequent years.
2. Easement for Sanitary Sewer and Water Main Construction, Repair and Maintenance, as shown on the Easement Agreement recorded as Document No. 20737184.
3. Covenants, conditions and restrictions contained in the Declaration of Covenants, Conditions, Restrictions and Rights Agreement recorded as Document No. 96050669, as amended by Document No. 96788724.

Property of Cook County Clerk's Office