

UNOFFICIAL COPY

Owner TUF Partners, LLC,
a Delaware limited liability
company
Address 1301 East Algonquin Road,
Schaumburg, Illinois
Route F.A.P. 339 (Illinois Route 62)
County Cook
Job No. R-90-021-16
Parcel No. 0L50001
P.I.N. No. 02-34-401-004 (pt)
02-34-401-005
Section 16-00068-00-WR
Project No. -
Station 105+50.92 to
Station 122+94.00
Contract No.
Catalog No.

Doc#. 1932508160 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/21/2019 09:17 AM Pg: 1 of 5
Dec ID 20191101645066
ST/CO Stamp 0-794-200-416

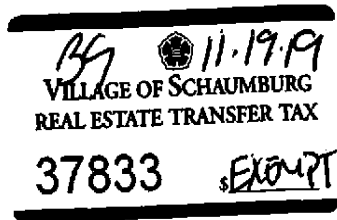
WARRANTY DEED (Limited Liability Company) (Non-Freeway)

TUF Partners, LLC, a Delaware limited liability company, a limited liability company organized and existing under and by virtue of the laws of the State of Delaware and duly authorized to do business under the Statutes of the State of Illinois, (Grantor), for and in consideration of One Million Four Hundred Thousand and 00/100's Dollars (\$1,400,000.00), receipt of which is hereby acknowledged, and pursuant to the authority given by the member(s) of said company, grants, conveys, and warrants to the Village of Schaumburg, a municipal corporation, (Grantee), the following described real estate:

See attached legal description

situated in the County of Cook, State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises."

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.



Return to:
Wheatland Title Guaranty
105 W. Veterans Parkway, Yorkville, IL 60560
JAI-2016 Co-14519 1 of 1

JW

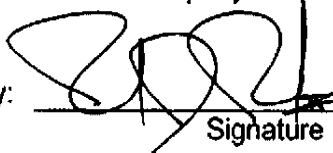
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Dated this 14 day of November, 2019.

TUF Partners, LLC,
a Delaware limited liability company

Company Name

By:



Signature

Robert J. Burks, II

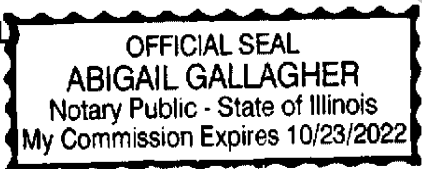
~~Robert Kuker~~, Authorized Person

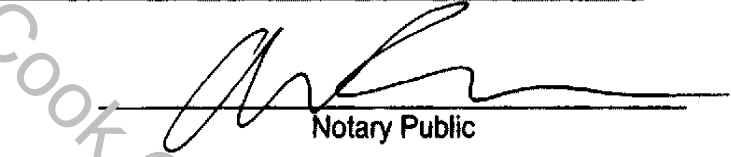
Print Name and Title

State of IL)
) ss
County of Cook)

This instrument was acknowledged before me on November 14, 2019, by Robert J. Burks, II
~~Robert Kuker~~, as Authorized Person, of TUF Partners, LLC, a Delaware limited liability company.

(SEAL)





Notary Public

My Commission Expires: 10/23/22

Exempt under 35 ILCS 200/31-45(b), Real Estate Transfer Tax Law.

11-14-2019

Date



Buyer, Seller or Representative

This instrument was prepared by:

Mark D. Mathewson
Mathewson Right of Way Company
30 N. LaSalle Street, Suite 2400
Chicago, IL 60602

Taxes and Grantee's Address:

Village of Schaumburg
101 Schaumburg Court
Schaumburg, IL 60193

REAL ESTATE TRANSFER TAX

19-Nov-2019



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

02-34-401-004-0000

| 20191101645066 | 0-794-200-416

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Route : F.A.P. 339 (Illinois Route 62)
Section: 16-00068-00-WR
County : Cook
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Parcel : 0L50001
Sta. 105+50.92 to Sta. 122+94.00

Index No. 02-34-401-004(pt)
02-34-401-005

Outlot A in Towne Center at Veridian Plat of Re-Subdivision #2, being a subdivision of Lots 9C, 9D, 13 and Outlot B in Towne Center at Veridian, according to the plat thereof recorded September 13, 2018 as document number 1825613044, according to the plat of said Towne Center at Veridian Plat of Re-Subdivision #2 recorded July 16, 2019 as document number 1919716093, in Cook County, Illinois.

Said parcel containing 1.542 acres, more or less.

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

}

COUNTY OF COOK

Mark D. Mathewson, being duly sworn on oath, states that he resides at 30 N. LaSalle Street, Suite 2400, Chicago, Illinois 60602. That the attached deed is not in violation of 765ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantor owns no adjoining property to the premises described in said deed; OR the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The division of Lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use of right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

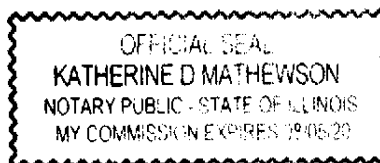
Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Mark D. Mathewson

SUBSCRIBED and SWORN to before me

this 14th day of November, 2019.

Katherine D. Mathewson
Notary Public



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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.

Dated 11-14-19

Signature: *Mark Mathewson*
Grantor or Agent

Subscribed and sworn to before me

By the said Mark Mathewson

This 14th day of November, 2019

Notary Public *Katherine D. Mathewson*



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 title to real estate under the laws of the State of Illinois.

Dated 11-14-19

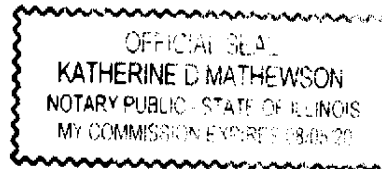
Signature: *Mark Mathewson*
Grantee or Agent

Subscribed and sworn to before me

By the said Mark Mathewson

This 14th day of November, 2019

Notary Public *Katherine D. Mathewson*



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.

(Attach to deed or ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)