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FIDELITY NATIONAL TITLE

SCI9032303A SPECIAL WARRANTY DEED



2002249070

Doc# 2002249070 Fee \$88.00

THIS INSTRUMENT WAS PREPARED BY:

Holland & Knight LLP
1801 California St., Suite 5000
Denver, CO 80202
Attn: Henry I. Lowe

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/22/2020 10:06 AM PG: 1 OF 5

AFTER RECORDING RETURN TO:

Honigman LLP
650 Trade Centre Way, Suite 200
Kalamazoo, MI 49002
Attention: Patrick Lennon

THIS SPECIAL WARRANTY DEED (this "Deed"), made and entered into as of the 20th day of January 2020, by and between **GANNON & GOLF, LTD.**, an Illinois corporation, having an address at 1475 S. Barrington Road, Barrington IL 60010 ("**Grantor**"), and **AJZ-INFINITI HOFFMAN ESTATES, LLC**, a Michigan limited liability company, having an address at 4201 Stadium Drive, Kalamazoo, Michigan 49009 ("**Grantee**").

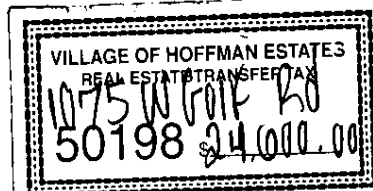
WITNESSETH:

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, its successors and assigns, **FOREVER**, all the land, situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto and made a part hereof (the "**Premises**").

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Premises as above described, with the appurtenances, unto the Grantee, its heirs/successors and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, subject only to those permitted exceptions listed on Exhibit B attached hereto and made a part hereof, but not otherwise.

Infiniti



REAL ESTATE TRANSFER TAX 21-Jan-2020



COUNTY: 4,100.00
ILLINOIS: 8,200.00
TOTAL: 12,300.00

07-16-100-015-0000

| 20200101694647 | 0-222-497-632

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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents the day and year first above written.

GRANTOR:

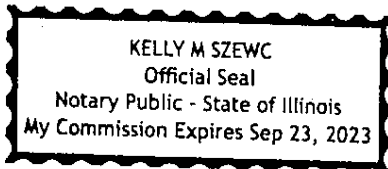
GANNON & GOLF, LTD., an Illinois corporation

By: Mickey Austin

STATE ILLINOIS)
COUNTY OF COOK) SS

I, Kelly SzeWC, a notary public in and for said County, in the State aforesaid, ~~DO~~ **HEREBY CERTIFY** that Mickey O. Austin the Authorized Representative of Gannon & Golf, Ltd., an Illinois corporation, 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 he signed and delivered the said instrument as his free and voluntary act in his capacity as Authorized Representative of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 17 day of January, 2020.



Kelly SzeWC
Notary Public

My Commission Expires 9-23-23 {SEAL}

MAIL FUTURE TAX BILLS TO:

AJZ Infiniti Hoffman Estates
4201 Stadium Dr.
Kalamazoo, MI 49009
Attention: Dan Scheid

EXHIBITS:

- A - Legal Description
- B - Permitted Title Exceptions

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EXHIBIT A

LEGAL DESCRIPTION

Lot 1 in the Plat of Consolidation of Motor Werks Infiniti recorded December 21, 2007 as document 0735515053, being a consolidation of Lot 1 in Hoffman Hills Commercial Subdivision Unit No. 2, and Part of Lot 1 in Hoffman Hills Commercial Subdivision Unit No. 1, All being a part of the Northwest 1/4 of Section 16, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois

PIN # 07-16-100-015-0000

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EXHIBIT B

PERMITTED TITLE EXCEPTIONS

1. Ad valorem property taxes for 2019 and following years, a lien not yet due and payable.
2. Easement over the South 25 feet of the Premises for public utility and drainage purposes, as shown on the Plat of Hoffman Hills Commercial Subdivision Unit No. 2 recorded as document 26726560 and also as shown on the Plat of Hoffman Hills Commercial Subdivision Unit No. 1 recorded as document 26867643 and shown on the Plat of consolidation of Motor Werks Infiniti recorded December 21, 2007 as document 0735515053 and as shown on the ALTA/NSPS Land Title Survey number 19-011-002 by Joseph A. Schudt & Associates dated Dec 27, 2019.
3. A non-exclusive easement for serving the Subdivision and other property with electric, communications, sewer, water, gas and drainage service is reserved on Plat of Hoffman Hills Commercial Subdivision Unit No. 2 recorded August 10, 1983 as document 26726560, for and granted to the Village of Hoffman Estates, other governmental authorities having jurisdiction over the Land subdivided thereon, and those public utility companies operating under franchise from the Village of Hoffman Estates, including, but not limited to the Commonwealth Edison Company, the Illinois Bell Telephone Company and Northern Illinois Gas Company, their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with transmission and distribution of electricity, sounds and signals, Gas Mains, sewer and water mains and drainage in, over, under, across, along and upon the South 25 feet, together with the right to install required service connections over and under the surface of each Lot to serve improvements thereon; the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights therein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantees' facilities or in, upon or over the South 25 feet without the prior written consent of grantees after installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

(affects the South 25 feet of that portion of the underlying land falling within Hoffman Hills Commercial Subdivision Unit No. 2)

4. Rights of the public and quasi-public utilities, for maintenance therein of the Comed Transformers, hydrants, Storm & Sanitary Manholes, catch basins, and light poles as disclosed on the ALTA/NSPS Land Title Survey number 19-011-002 by Joseph A. Schudt & Associates dated Dec 27, 2019.
5. A non-exclusive easement for serving the subdivision and other land with electric, communications, sewer, water, gas and drainage service is thereby reserved for and granted to the Village of Hoffman Estates, other governmental authorities having jurisdiction over the land, and those public utility companies operating under franchise from said Village of Hoffman estates, including but not limited to Commonwealth Edison Company, The Illinois Bell Telephone, Northern Illinois Gas and Warner Amex Cable Communications of Northern Illinois, their successors and assigns, to install, operate, maintain and remove said public utilities within the easement areas shown on the plat of Subdivision recorded November 18, 1983 as document 26867643 and shown on the plat of Consolidation recorded May 21, 2007 as document 0735515053, excepting therefrom, those easement areas vacated on the plat of Consolidation recorded May 21, 2007 as document 0735515053.

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6. Plat of Easement recorded October 19, 1984 as document 27301453, and easement agreement dated August 8, 1984 and recorded October 19, 1984 as document 27301450, made by American National Bank and Trust Company of Chicago, as trustee under trust agreement dated July 22, 1983 and known as trust number 58215 to the Village of Hoffman Estates, and easement agreement dated October 5, 1984 and recorded October 19, 1984 as document 27301449, between Harris Bank Roselle as trustee under trust agreement dated October 11, 1983 and known as trust number 12065 and the Village of Hoffman Estates, for the use of the sidewalk over the North 8.50 feet of the Premises. Easement further shown on the Plat of consolidation recorded December 21, 2008 as document 0735515053.
7. Public utility easements as shown on the plat of consolidation recorded as document 0735515053.
8. 30 Foot Ingress and egress easement in favor of the owner of Lot 2 in Hoffman Hills Commercial Subdivision Unit No. 2, for pedestrians and operators of motorized vehicles, as granted on the Plat of consolidation recorded as document 0735515053.
9. Easement in favor of Nicor Gas Company; the Commonwealth Edison Company and Ameritech Illinois A.K.A the Illinois Bell Telephone Company A.K.A Sbc Ameritech and Comcast Cables, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the Plat of consolidation recorded/filed as Document No. 0735515053.
10. IDOT certification as shown on the plat of consolidation recorded as document 0735515053 as follows:
No direct access to state route 58 (Golf Road) from Lot allowed.

Property of Cook County Clerk's Office