UNOFFICIAL COPY

CCHI 190592940 DG 1 of 1 SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

Much Shelist, P.C. 2 Park Plaza, Suite 1075 Irvine, California 92614 Attention: Nader Ghosheh

AFTER RECORDING RETURN TO:

Gibson, Dunn & Crutcher LLP 200 Park Avenue New York, New York 10166 Attention: Steven D. Klein Doc#. 2003733106 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 02/06/2020 10:54 AM Pg: 1 of 3

Dec ID 20200101697711

ST/CO Stamp 0-786-373-472 ST Tax \$4,800.00 CO Tax \$2,400.00

[Above Space for Recorder's Use Only]

THE GRANTOR, **ELP PARTNERS III**, **LLC**, a Delaware limited liability company ("**Grantor**"), for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand pard, the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS unto **EPC IRA LLC**, a Delaware limited liability company ("**Grantee**"), FOREVER, and of Grantor's right, title and interest in and to the following described real estate situated in the County of Cook, in the State of Illinois, *to-wit*:

SEE EXHIBIT A ATTACHED HERETO FOR LEGAL DESCRIPTION

Common Address:

1632 W. Central Road, Arlington Heights, Illinois 60005

PIN:

03-31-302-023-0000

TO HAVE AND TO HOLD said real estate with all pri fileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever a bject to easements, covenants, conditions, restrictions and reservations of record, building, zoning and other applicable laws, real estate taxes and assessments not yet due and payable, acts of grantee and those claiming by, through or under grantee, and rights of tenants under existing leases. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to grantee, its successors and assigns, forever, against the lawful claims of all persons claiming by, through or under Grantor, but none other.

And Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

[SIGNATURE ON FOLLOWING PAGE]

2003733106 Page: 2 of 3

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has executed and delivered this Special Warranty Deed as of the 31st day of 3 and any, 2020.
ELP PARTNERS III, LLC, a Delaware limited liability company
By: Name: Jay haragura Its: Authorized Signatory
ACKNOWLEDGMENT
A notary public of other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document
State of California)
County of Orange SS.
On <u>January 23</u> , 2020 before me, <u>Sophia D. Down</u> , a Notary Public, personally appeared <u>January Crangulary</u> , who proved to me on the basis of satisfactory evidence to be the person(s) whose rame(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal. Signature (Seal) SOI HIA D DOAN Notary Public California Orange County Commission # 22/2013 My Comm. Expires Fel. 26 2022
(This area for official notarial seal)
Grantee's Address and Send Subsequent Tax Bills to:

EPC IRA LLC c/o Welltower Inc. 4500 Dorr Street Toledo, Ohio 43615

2003733106 Page: 3 of 3

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

Lot 1 in Final Plat of Resubdivsion/Planned Unit Development of Addition to 1632 Central Road Subdivision, being a resubdivision of part of the Southwest Quarter of Section 31, Township 42 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded March 17, 2009 as document number 0907645036, in Cook County, Illinois.

Parcel 2:

All right, title and interest in and to that certain Easement for Common Driveway and Parking and for ingress, egress ever, through and across the easement estate created by that certain (i) that certain Agreement Between Adjoining Owners Creating Easement for Common Driveway, dated August 14, 1996, recorded in the Cook County Recorder's Office, Illinois as Document No. 96676933, and (ii) that certain Agreement Between Adjoining Owners creating Easement for Common Parking Area, dated August 14, 1996 recorded in Cook County Recorder's Office, Illinois as Document No. 96676934 and (iii) as amended by that certain Amendment to Reciprocal Easement Agreements dated Nevember 29, 2016 and recorded December 2, 2016 as document 1633715116.

i Hei 1632 W. Central Road, Arlington Heights, Illinois 60005 Common Address:

03-31-302-023-0000 PIN: