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CC# 190592910 Doc 1 of 1
SPECIAL WARRANTY DEED

Doc#: 2003733106 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/06/2020 10:54 AM Pg: 1 of 3

THIS INSTRUMENT PREPARED BY:

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

Dec ID 20200101697711
ST/CO Stamp 0-786-373-472 ST Tax \$4,800.00 CO Tax \$2,400.00

AFTER RECORDING RETURN TO:

Gibson, Dunn & Crutcher LLP
200 Park Avenue
New York, New York 10166
Attention: Steven D. Klein

[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 paid, 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, all 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 privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever subject 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]

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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

Lot 1 in Final Plat of Resubdivision/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 over, 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 November 29, 2016 and recorded December 2, 2016 as document 1633715116.

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