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Doc#: 2007755073 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/17/2020 09:31 AM Pg: 1 of 5

PREPARED BY:
Cathleen M. Keating
Martin, Craig, Chester & Sonnenschein LLP
2215 York Road, Suite 550
Oak Brook, IL 60523

Dec ID 20200301631124
ST/CO Stamp 1-419-329-376 ST Tax \$2,212.00 CO Tax \$1,106.00

AFTER RECORDED

RETURN TO:

Gould & Ratner LLP
222 N LaSalle Street, Suite 300
Chicago, IL 60601
Attn: Philip Piecuch

SEND SUBSEQUENT TAX

BILLS TO:

Avalon Equities Barrington, LLC
3315 Algonquin Road, Suite 600
Rolling Meadows, IL 60008

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") made this 11 day of March, 2020, between **120 Northwest Highway Partners, L.L.C.**, an Illinois limited liability company, whose address is 257 E. Main Street, Suite 200, Barrington, Illinois 60010 ("**Grantor**"), and **Avalon Equities Barrington, LLC**, an Illinois limited liability company, whose address 3315 Algonquin Road, Suite 600, Rolling Meadows, Illinois 60008 ("**Grantee**"), for and in consideration of the sum of TEN AND NO/100'S DOLLARS (\$10.00), together with other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged do hereby CONVEY AND WARRANT unto Grantee and to Grantee's successors and assigns, forever, the real estate situated in the City of Barrington, County of Cook and State of Illinois, legally described on Exhibit A attached hereto (the "**Property**"), subject only to: (a) general and special real estate taxes and assessments, and special service area assessments and taxes, not due and payable as of the date of Closing; (b) acts of Purchaser; (c) rights of tenants under the existing leases applicable to the Property; (d) municipal, building and zoning ordinances; and (e) matters shown on the Survey, collectively referred to as "**Permitted Exceptions**" and set forth on Exhibit B attached hereto.

TO HAVE AND HOLD THE Property unto Grantee, together with Grantee's successors and assigns in fee simple forever. Grantor covenants, promises and agrees, to and with Grantee that Grantor has not created, done or suffered to be done, anything whereby the said Property hereby granted is, or may be, in any manner encumbered and/or charged; Grantor does hereby bind itself and its successors and warrant and forever defend the Property unto Grantee and Grantee's successors and assigns against all persons lawfully claiming, to claim the same and/or an part thereof.

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Permanent Index Numbers: 01-01-201-030-0000 and 01-01-201-053-0000

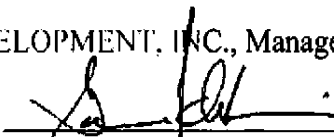
Address of Real Estate: 114-120 S. Northwest Highway, Barrington, Illinois

DATED this 9th day of March, 2020.

120 NORTHWEST HIGHWAY PARTNERS, L.L.C.

By: GK DEVELOPMENT, INC., Manager

By:



Garo Kholamian, President

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
)
COUNTY OF COOK) SS

I, Ryan Daly, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Garo Kholamian, President**, 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and official seal this 9th day of March, 2020.



Ryan Daly
Notary Public

My commission expires: 8/25/2020

Property
Cook County Clerk's Office

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EXHIBIT A - PROPERTY

LEGAL DESCRIPTIONS

PARCEL 1:

LOTS 21 AND 22 (EXCEPT THE EAST 2.420 METERS (7.94 FEET) OF SAID LOTS 21 AND 22 (MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID LOTS) TAKEN BY CONDEMNATION PROCEEDING FILED AS CASE 01L050041 AND BY ORDER VESTING TITLE RECORDED JUNE 6, 2001 AS DOCUMENT 0010488490) IN GEORGE A. LAGESCHULTE'S SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 31, 1921 AS DOCUMENT 7099314, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 23 (EXCEPT THE EAST 7.04 FEET OF SAID LOT 23, MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF, TAKEN BY CONDEMNATION PROCEEDING FILED AS CASE NO. 01L050040) IN GEORGE A. LAGESCHULTE'S SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED MARCH 31, 1921 AS DOCUMENT 7099314, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

PERPETUAL NON-EXCLUSIVE EASEMENT FOR DRAINAGE, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF AN 8 INCH STORM SEWER OVER AND UPON THE LAND DESCRIBED ON EXHIBIT 'C' ATTACHED THERETO.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes for the year 2019 and subsequent years, which are not yet due or payable.
2. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees, which leases do not contain any options to purchase or rights of first refusal.
3. Terms, provisions and conditions as contained in an ordinance recorded November 27, 1951 as Document 15224661 and the ordinance recorded April 7, 1951 as Document 15047678 relating to charges and rated for the use and service of the combined waterworks and sewerage system of the Village of Barrington.
4. Rights of utility companies to maintain the overhead wires located along the Western, Southern and Southwestern Portion of Parcel 1 and the Westerly line of Parcel 2 and as shown on Plat of Survey Number 5788 prepared by Intech Consultants, Inc. dated January 8, 2019.
5. Terms, provisions and conditions contained in the No Further Remediation Letter dated May 17, 2006 and recorded June 26, 2006 as Document 0617755101.
6. Drainage Easement Agreement, made by and between Greencastle of Barrington Inc. and 120 Northwest Highway Partners LLC, and the terms and conditions contained therein recorded March 11, 2010, as Document Number 1007002085.