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Doc#: 2010803218 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/17/2020 01:02 PM Pg: 1 of 5

After Recording Return to:
Tax Bills to:

Dec ID 20200401654607
ST/CO Stamp 2-004-865-248 ST Tax \$1,600.00 CO Tax \$800.00

Michael Manzo and Robert Trusz
1901 McConnor Parkway
Schaumburg, IL 60173

CTIC0200019520PE SPECIAL WARRANTY DEED

This Special Warranty Deed (this "Deed") is dated this ___ day of March, 2020, between Schaumburg Land Company, L.L.C., a Washington limited liability company ("Grantor"), whose address is c/o Ram International 10013-59th Ave. SW, Lakewood, WA 98499, and Michael Manzo, an individual, and the Robert J. Trusz Revocable Trust, as tenants in common ("Grantee") whose address is 1901 McConnor Parkway, Schaumburg, IL 60173.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other consideration the receipt whereof is hereby confessed and acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto Grantee, all of that certain real property, situate, lying and being in Cook County, state of Illinois, and legally described as follows:

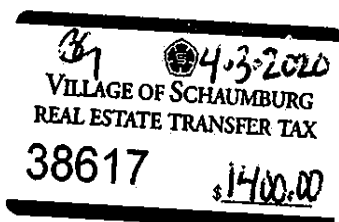
ATTACHED AS EXHIBIT A AND INCORPORATED HEREIN BY THIS REFERENCE.

and commonly referred to as 1901 McConnor Parkway, Schaumburg, IL 60173 (hereafter, the "Property"); PINS: 07-12-402-012-0000 and 08-07-301-011-0000

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 and demand whatsoever, of Grantor, either in law or equity, of, in and to the Property and the hereditaments and appurtenances thereto;

SUBJECT TO the following: (A) all general and special taxes for 2020 and subsequent years, (B) all laws, ordinances and government regulations existing as of the date hereof, (C) all covenants, conditions and restrictions of record to include without limitation that Special Warranty Deed recorded April 4, 1999 with the Cook County Recorder as No. 99338909 and (D) any matters that an accurate survey of the Property would have disclosed;

TO HAVE AND TO HOLD the Property above bargained and described unto Grantee forever;



REAL ESTATE TRANSFER TAX

06-Apr-2020



COUNTY:	800.00
ILLINOIS:	1,600.00
TOTAL:	2,400.00

07-12-402-012-0000

| 20200401654607 | 2-004-865-248

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AND Grantor, covenants and agrees to and with Grantee, to warrant and defend the quiet and peaceable possession of the Property, by Grantee, against every person who lawfully claims the Property or any part thereof, by, through or under Grantor, but not otherwise, subject to the matters set forth herein.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first written above.

GRANTOR:

Schaumburg Land Company, L.L.C., a Washington limited liability company

By: _____

Name: David M. Iverson

Title: Co-Manager

By:  _____

Name: Jeffrey C. Chandler

Title: Co-Manager

STATE OF WASHINGTON)

COUNTY OF PIERCE)

On this ___ day of March, 2020 before me, the undersigned, a notary public in and for the state of Washington duly commissioned and sworn personally appeared David M. Iverson, to me known to be a Co-Manager of Schaumburg Land Company, L.L.C., the limited liability company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned and on oath stated that he is authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

Printed Name:
Notary Public for the state of _____
Residing at _____
My appointment expires: _____

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EXHIBIT A

- Legal Description -

PARCEL 1:

LOT 2 IN THE WOODFIELD VILLAGE GREEN FIRST RESUBDIVISION BEING A RESUBDIVISION OF LOT 3 IN WOODFIELD VILLAGE GREEN WOODFIELD - 76 SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED SEPTEMBER 3, 1998 AS DOCUMENT 98789378, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS (BUT NOT FOR PARKING, EXCEPT AS EXPRESSLY PROVIDED THEREIN) FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT AND DECLARATION OF RESTRICTIVE COVENANT DATED MARCH 31, 1999 AND RECORDED ON APRIL 12, 1999 AS DOCUMENT NUMBER 99349797 MADE BY PRIME HOSPITALITY CORP. TO SCHAUMBURG LAND COMPANY LLC OVER PORTIONS OF THE FOLLOWING DESCRIBED LAND: LOTS 1 AND 3 IN THE WOODFIELD VILLAGE GREEN FIRST RESUBDIVISION BEING A RESUBDIVISION OF LOT 3 IN WOODFIELD VILLAGE GREEN WOODFIELD - 76 SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED SEPTEMBER 3, 1998 AS DOCUMENT 98789378, IN COOK COUNTY, ILLINOIS.

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