

# UNOFFICIAL COPY



Doc# 2014808002 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/27/2020 09:47 AM PG: 1 OF 7

Commitment Number: IL2001980-3

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording, Send To:

Grantee c/o Kirkland & Ellis, LLP, 300 North LaSalle, Chicago, Illinois 60654, Attn: Garrett Kurtzweil, Esq.

Mail Tax Statements To: JCAHIL001 LLC, A DELAWARE LIMITED LIABILITY COMPANY: Grantee c/o Johnson Controls, Inc., Corporate Tax X-81, P.O. Box 591, Milwaukee, WI 53201-0591

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
08-23-202-044-0000 and 08-23-202-047-0000

## SPECIAL/LIMITED WARRANTY DEED

JOHNSON CONTROLS, INC., A WISCONSIN CORPORATION, A/K/A JOHNSON CONTROLS, INC., A DELAWARE CORPORATION, hereinafter Grantor, of 3757 Green Bay Avenue, X-80, Milwaukee, Wisconsin 53209, Attn: Enterprise Property Group, Americas, for Ten Dollars (\$10.00) and other good and valuable consideration paid, grants with covenants of special/limited warranty to JCAHIL001 LLC, A DELAWARE LIMITED LIABILITY COMPANY, hereinafter Grantee, whose tax mailing address is Grantee c/o Johnson Controls, Inc., Corporate Tax X-81, P.O. Box 591, Milwaukee, WI 53201-0591, the following real property:

The North 115.37 feet of Lot 1 and Lot 2 (except the North 100 feet) in the Elmhurst-Algonquin Industrial Park Unit No. 1, being a Resubdivision of part of Lot 3 in Linneman's Division in Section 23, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address is: 3007 Malmo Drive, Mount Prospect, IL 60005

### REAL ESTATE TRANSFER TAX

19-May-2020



COUNTY:	1,875.00
ILLINOIS:	3,750.00
TOTAL:	5,625.00

08-23-202-044-0000 | 20200301637449 | 0-278-600-928

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Prior instrument reference: \_\_\_\_\_

The real property described above is being conveyed free and clear of all liens, defects of title, and encumbrances arising by and through Grantor, except for: (i) real estate taxes, and water and sewer charges, if any, for the current year and subsequent years that are not yet due or payable; (ii) assessments for municipal improvements, if any, for the current year and subsequent years that are not yet due or payable; (iii) zoning ordinances and building codes; (iv) any and all other easements, conditions, restrictions, covenants and other exceptions of record and set forth on **Exhibit A**.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

Executed by the undersigned on March \_\_\_\_, 2020:

\_\_\_\_\_  
**JOHNSON CONTROLS, INC.,**

**By:** Thad E. Steffen

**Its:** Director, Enterprise Property Group, Americas

STATE OF WISCONSIN  
COUNTY OF MILWAUKEE

The foregoing instrument was acknowledged before me on March \_\_\_\_, 2020 by Thad E. Steffen, its Director, Enterprise Property Group, Americas, on behalf of **JOHNSON CONTROLS, INC.**, who is personally known to me or has produced his Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

\_\_\_\_\_  
Notary Public

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TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

Executed by the undersigned on March 13<sup>TH</sup>, 2020:

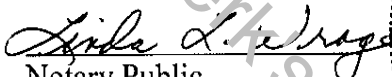
  
\_\_\_\_\_  
JOHNSON CONTROLS, INC.,

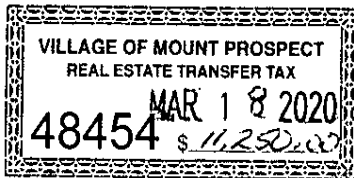
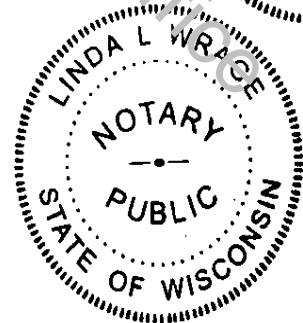
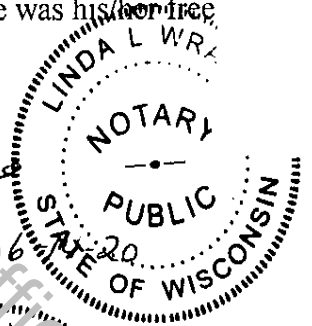
By: Thad E. Steffen

Its: Director, Enterprise Property Group, Americas

STATE OF WISCONSIN  
COUNTY OF MILWAUKEE

The foregoing instrument was acknowledged before me on March 13<sup>TH</sup>, 2020 by Thad E. Steffen, its Director, Enterprise Property Group, Americas, on behalf of **JOHNSON CONTROLS, INC.**, who is personally known to me or has produced his Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/herself and voluntary act for the purposes set forth in this instrument

  
Notary Public  
My Commission Expires 6-17-20



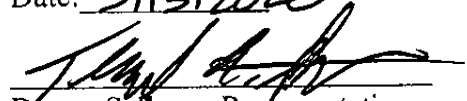
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**MUNICIPAL TRANSFER STAMP**  
(If Required)

**COUNTY/ILLINOIS TRANSFER STAMP**  
(If Required)

EXEMPT under provisions of Paragraph \_\_\_\_\_ Section 31-45, Property Tax Code.

Date: 3/13/2020

  
\_\_\_\_\_  
Buyer, Seller or Representative

Property of Cook County Clerk's Office


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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated March 13<sup>TH</sup>, 2020

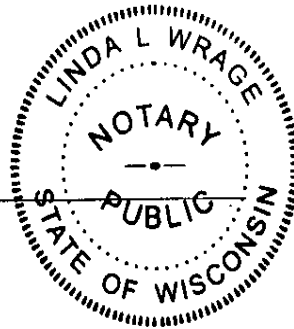
**JOHNSON CONTROLS, INC.**

  
\_\_\_\_\_

Thad E. Steffen  
Director, Enterprise Property Group, Americas

Subscribed and sworn to before  
Me by the said Thad E. Steffen  
this 13 day of March,  
2020.

NOTARY PUBLIC Linda L. Wrage  
my Commission Expires: 6-14-20



County Clerk's Office

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The Grantee or his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date March 13, 2020

JCAHIL001 LLC,  
a Delaware limited liability company

James Hennessey  
Authorized Representative

Subscribed and sworn to before  
Me by the said James Hennessey  
This 12<sup>th</sup> day of March,  
2020.



NOTARY PUBLIC \_\_\_\_\_

NOTE: Any person who knowingly submits a false statement concerning the identity of Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

COOK COUNTY CLERK'S OFFICE

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## EXHIBIT A

1. Declaration of Protective Covenants dated February 20, 1968 and recorded as document number 20425625 relating to setback lines, lot size, dock loading, parking, landscaping, performance standards, storage, easements, as referenced on the survey by Sherrill Associates, Inc., dated March 9, 2020; Survey No. 20020-01. Declaration dated August 10, 1968 and recorded August 23, 1968 as document number 20593867 changes Paragraph 14 in the document recorded as document number 20425625. Declaration dated December 11, 1968 and recorded December 20, 1968 as document number 20710163 amending certain paragraphs of the document recorded as document number 20409120, as referenced on the survey by Sherrill Associates, Inc., dated March 9, 2020; Survey No. 20020-01.
2. Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company for utility and incidental purposes as created by grant recorded on October 30, 1968 as document 20662066, as referenced on the survey by Sherrill Associates, Inc., dated March 9, 2020; Survey No. 20020-01. Affects: The East 15 feet of both Lots
3. Terms, conditions and provisions of Ordinance No. 6266, An Ordinance Annexing Certain Property to the Village of Mount Prospect, a copy of which was recorded October 6, 2016 as document number 1628029066.

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