

UNOFFICIAL COPY

This document was prepared by:

Marc Pfleging
Scannell Properties
8801 River Crossing Boulevard, Suite
300
Indianapolis, IN 46240

After recording return to:

Scannell Properties #425, LLC
Scannell Properties #430, LLC
Scannell Properties #431, LLC
8801 River Crossing Boulevard,
Suite 300
Indianapolis, IN 46240
Attn: Marc Pfleging



Doc# 2016306047 Fee \$75.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/11/2020 10:43 AM PG: 1 OF 13

This space reserved for Recorder's use only.

Deed 6 – Tract 3 Parcels 1 and 2

SPECIAL WARRANTY DEED

THE CITY OF MARKHAM, a municipal corporation (the "Grantor"), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned by **SCANNELL PROPERTIES #425, LLC**, a Delaware limited liability company; **SCANNELL PROPERTIES #430, LLC**, a Delaware limited liability company; and **SCANNELL PROPERTIES #431, LLC**, a Delaware limited liability company, all as tenants-in-common (collectively, the "Grantee"), 8801 River Crossing Blvd., Suite 300, Indianapolis, Indiana 46240, the receipt and sufficiency of such consideration being hereby acknowledged, Grantor hereby GRANTS, BARGAINS, SELLS AND CONVEYS to Grantee, all of the following described real estate situated in the County of Cook and State of Illinois unto Grantee that certain real property being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes (the "Property"), subject, however, to future general real estate taxes and assessments and those matters recorded of record.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof: TO HAVE AND TO HOLD the Property, with the appurtenances thereto, unto Grantee and its successors and assigns.

Grantor, for itself, and its successors, does covenant, promise and agree, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, or claim the same, or any part thereof, by through, or under Grantor but not otherwise.

[SIGNATURE PAGE TO FOLLOW]

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INT Rv

UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned has made, executed and delivered this Special Warranty Deed as of this 7th day of April, 2020.

ATTEST:

THE CITY OF MARKHAM,
A municipal corporation

By: [Signature]
Name: Deanna Colos
Title: City Clerk



By: [Signature]
Name: Mayor Roger A. Agpawa
Title: Mayor

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

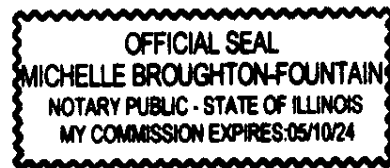
I, Michelle Broughton-Fountain, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Roger A. Agpawa, as Mayor of The City of Markham, a municipal corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7th day of April, 2020.

[Signature]
Notary Public

REAL ESTATE TRANSFER TAX		15-May-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

28-24-203-019-0000 | 20200301649783 | 1-750-019-296



UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, Michelle Broughton-Fountain, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jennifer Cole, as City Clerk of The City of Markham, a municipal corporation, who is 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, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7th day of April, 2020.



Notary Public



Mail tax bills to:
Scannell Properties #425, LLC
Scannell Properties #430, LLC
Scannell Properties #431, LLC
8801 River Crossing Boulevard, Suite 300
Indianapolis, IN 46240
Attn: Dave Johnson

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: March 26, 2020

Christina Bud

Grantee Representative

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

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EXHIBIT "A"

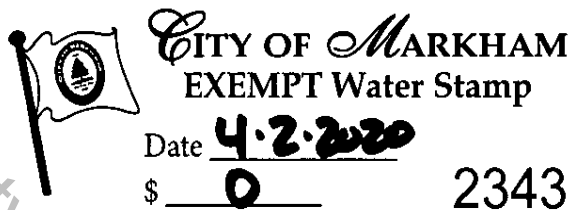
LEGAL DESCRIPTION

Parcel 1:

LOT 4 IN BLOCK 1, IN CORAL GABLES, A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED FEBRUARY 9, 1945, AS DOCUMENT T-1041363, TOGETHER WITH THE EAST HALF OF ARTESIAN AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING NORTH OF THE SOUTHWESTERLY LINE OF SAID LOT 21 EXTENDED NORTHWESTERLY, ALSO TOGETHER WITH THE WEST 50 FEET OF WESTERN AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING SOUTH OF THE NORTH LINE OF SAID LOT 4 EXTENDED EAST AND NORTH OF THE SOUTHWESTERLY LINE OF SAID LOT 17 EXTENDED SOUTHEASTERLY, ALSO TOGETHER WITH THE NORTH HALF OF ELMDALE AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING EAST OF THE CENTERLINE OF VACATED ARTESIAN AVENUE EXTENDED SOUTHWESTERLY AND WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, ALL IN COOK COUNTY, ILLINOIS.

Address: 15906 Western Avenue, Markham, IL 60428

PIN(s): 28-24-203-019-0000

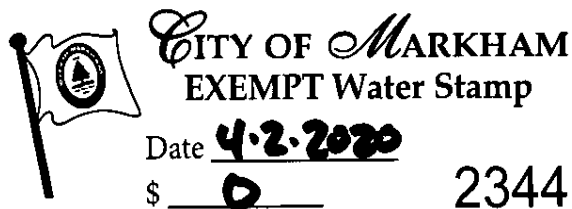


Parcel 2:

LOT 5 IN BLOCK 1, IN CORAL GABLES, A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED FEBRUARY 9, 1945, AS DOCUMENT T-1041363, TOGETHER WITH THE EAST HALF OF ARTESIAN AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING NORTH OF THE SOUTHWESTERLY LINE OF SAID LOT 21 EXTENDED NORTHWESTERLY, ALSO TOGETHER WITH THE WEST 50 FEET OF WESTERN AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING SOUTH OF THE NORTH LINE OF SAID LOT 4 EXTENDED EAST AND NORTH OF THE SOUTHWESTERLY LINE OF SAID LOT 17 EXTENDED SOUTHEASTERLY, ALSO TOGETHER WITH THE NORTH HALF OF ELMDALE AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING EAST OF THE CENTERLINE OF VACATED ARTESIAN AVENUE EXTENDED SOUTHWESTERLY AND WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, ALL IN COOK COUNTY, ILLINOIS.

Address: 15920 Western Avenue, Markham, IL 60428

PIN(s): 28-24-203-020-0000

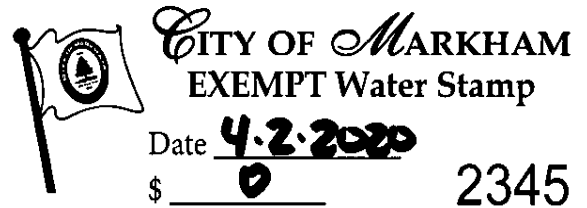


UNOFFICIAL COPY**Parcel 3:**

LOT 6 IN BLOCK 1, IN CORAL GABLES, A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED FEBRUARY 9, 1945, AS DOCUMENT T-1041363, TOGETHER WITH THE EAST HALF OF ARTESIAN AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING NORTH OF THE SOUTHWESTERLY LINE OF SAID LOT 21 EXTENDED NORTHWESTERLY, ALSO TOGETHER WITH THE WEST 50 FEET OF WESTERN AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING SOUTH OF THE NORTH LINE OF SAID LOT 4 EXTENDED EAST AND NORTH OF THE SOUTHWESTERLY LINE OF SAID LOT 17 EXTENDED SOUTHEASTERLY, ALSO TOGETHER WITH THE NORTH HALF OF ELMDALE AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING EAST OF THE CENTERLINE OF VACATED ARTESIAN AVENUE EXTENDED SOUTHWESTERLY AND WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, ALL IN COOK COUNTY, ILLINOIS.

Address: 15922 Western Avenue, Markham, IL 60428

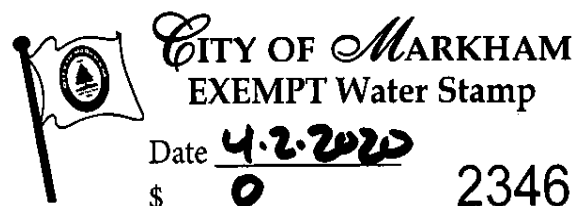
PIN(s): 28-24-203-021-0000

**Parcel 4:**

LOT 7 IN BLOCK 1, IN CORAL GABLES, A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED FEBRUARY 9, 1945, AS DOCUMENT T-1041363, TOGETHER WITH THE EAST HALF OF ARTESIAN AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING NORTH OF THE SOUTHWESTERLY LINE OF SAID LOT 21 EXTENDED NORTHWESTERLY, ALSO TOGETHER WITH THE WEST 50 FEET OF WESTERN AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING SOUTH OF THE NORTH LINE OF SAID LOT 4 EXTENDED EAST AND NORTH OF THE SOUTHWESTERLY LINE OF SAID LOT 17 EXTENDED SOUTHEASTERLY, ALSO TOGETHER WITH THE NORTH HALF OF ELMDALE AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING EAST OF THE CENTERLINE OF VACATED ARTESIAN AVENUE EXTENDED SOUTHWESTERLY AND WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, ALL IN COOK COUNTY, ILLINOIS.

Address: 15926 Western Avenue, Markham, IL 60428

PIN(s): 28-24-203-022-0000



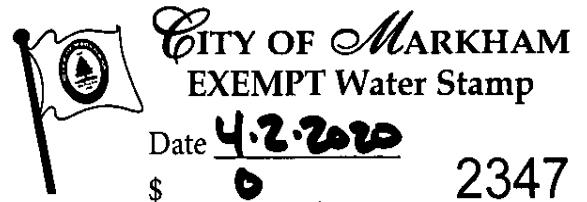
UNOFFICIAL COPY

Parcel 5:

LOT 8 IN BLOCK 1, IN CORAL GABLES, A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED FEBRUARY 9, 1945, AS DOCUMENT T-1041363, TOGETHER WITH THE EAST HALF OF ARTESIAN AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING NORTH OF THE SOUTHWESTERLY LINE OF SAID LOT 21 EXTENDED NORTHWESTERLY, ALSO TOGETHER WITH THE WEST 50 FEET OF WESTERN AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING SOUTH OF THE NORTH LINE OF SAID LOT 4 EXTENDED EAST AND NORTH OF THE SOUTHWESTERLY LINE OF SAID LOT 17 EXTENDED SOUTHEASTERLY, ALSO TOGETHER WITH THE NORTH HALF OF ELMDALE AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING EAST OF THE CENTERLINE OF VACATED ARTESIAN AVENUE EXTENDED SOUTHWESTERLY AND WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, ALL IN COOK COUNTY, ILLINOIS.

Address: 15930 Western Avenue, Markham, IL 60428

PIN(s): 28-24-203-023-0000

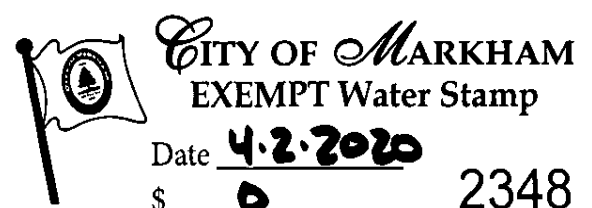


Parcel 6:

LOT 9 IN BLOCK 1, IN CORAL GABLES, A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED FEBRUARY 9, 1945, AS DOCUMENT T-1041363, TOGETHER WITH THE EAST HALF OF ARTESIAN AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING NORTH OF THE SOUTHWESTERLY LINE OF SAID LOT 2 EXTENDED NORTHWESTERLY, ALSO TOGETHER WITH THE WEST 50 FEET OF WESTERN AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING SOUTH OF THE NORTH LINE OF SAID LOT 4 EXTENDED EAST AND NORTH OF THE SOUTHWESTERLY LINE OF SAID LOT 17 EXTENDED SOUTHEASTERLY, ALSO TOGETHER WITH THE NORTH HALF OF ELMDALE AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING EAST OF THE CENTERLINE OF VACATED ARTESIAN AVENUE EXTENDED SOUTHWESTERLY AND WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, ALL IN COOK COUNTY, ILLINOIS.

Address: 15934 Western Avenue, Markham, IL 60428

PIN(s): 28-24-203-024-0000



UNOFFICIAL COPY**Parcel 7:**

LOT 10 IN BLOCK 1, IN CORAL GABLES, A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED FEBRUARY 9, 1945, AS DOCUMENT T-1041363, TOGETHER WITH THE EAST HALF OF ARTESIAN AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING NORTH OF THE SOUTHWESTERLY LINE OF SAID LOT 21 EXTENDED NORTHWESTERLY, ALSO TOGETHER WITH THE WEST 50 FEET OF WESTERN AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING SOUTH OF THE NORTH LINE OF SAID LOT 4 EXTENDED EAST AND NORTH OF THE SOUTHWESTERLY LINE OF SAID LOT 17 EXTENDED SOUTHEASTERLY, ALSO TOGETHER WITH THE NORTH HALF OF ELMDALE AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING EAST OF THE CENTERLINE OF VACATED ARTESIAN AVENUE EXTENDED SOUTHWESTERLY AND WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, ALL IN COOK COUNTY, ILLINOIS.

Address: 15938 Western Avenue, Markham, IL 60428

PIN(s): 28-24-203-025-0000



CITY OF MARKHAM
EXEMPT Water Stamp

Date 4.2.2020

\$ 0

2349

Parcel 8:

LOT 11 IN BLOCK 1, IN CORAL GABLES, A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED FEBRUARY 9, 1945, AS DOCUMENT T-1041363, TOGETHER WITH THE EAST HALF OF ARTESIAN AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING NORTH OF THE SOUTHWESTERLY LINE OF SAID LOT 21 EXTENDED NORTHWESTERLY, ALSO TOGETHER WITH THE WEST 50 FEET OF WESTERN AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING SOUTH OF THE NORTH LINE OF SAID LOT 4 EXTENDED EAST AND NORTH OF THE SOUTHWESTERLY LINE OF SAID LOT 17 EXTENDED SOUTHEASTERLY, ALSO TOGETHER WITH THE NORTH HALF OF ELMDALE AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING EAST OF THE CENTERLINE OF VACATED ARTESIAN AVENUE EXTENDED SOUTHWESTERLY AND WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, ALL IN COOK COUNTY, ILLINOIS.

Address: 15942 Western Avenue, Markham, IL 60428

PIN(s): 28-24-203-026-0000



CITY OF MARKHAM
EXEMPT Water Stamp

Date 4.2.2020

\$ 0

2350

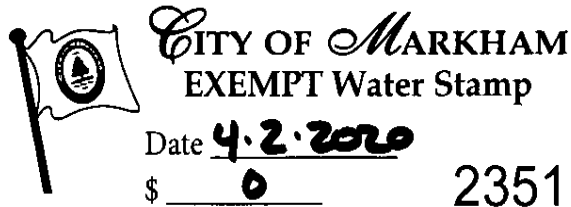
UNOFFICIAL COPY

Parcel 9:

LOT 12 IN BLOCK 1, IN CORAL GABLES, A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED FEBRUARY 9, 1945, AS DOCUMENT T-1041363, TOGETHER WITH THE EAST HALF OF ARTESIAN AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING NORTH OF THE SOUTHWESTERLY LINE OF SAID LOT 21 EXTENDED NORTHWESTERLY, ALSO TOGETHER WITH THE WEST 50 FEET OF WESTERN AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING SOUTH OF THE NORTH LINE OF SAID LOT 4 EXTENDED EAST AND NORTH OF THE SOUTHWESTERLY LINE OF SAID LOT 17 EXTENDED SOUTHEASTERLY, ALSO TOGETHER WITH THE NORTH HALF OF ELMDALE AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING EAST OF THE CENTERLINE OF VACATED ARTESIAN AVENUE EXTENDED SOUTHWESTERLY AND WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, ALL IN COOK COUNTY, ILLINOIS.

Address: 15948 Western Avenue, Markham, IL 60428

PIN(s): 28-24-203-027-0000

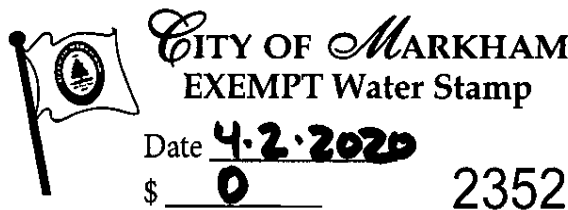


Parcel 10:

LOT 3 EXCEPT FOR THAT PART LYING NORTH OF A LINE WHICH INTERSECTS THE EAST BOUNDARY OF SAID LOT, 104.50 FEET SOUTH OF ITS NORTHWEST CORNER, AND THE WEST BOUNDARY OF SAID LOT 107 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, IN BLOCK 1, IN CORAL GABLES, A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED FEBRUARY 9, 1945, AS DOCUMENT T-1041363, IN COOK COUNTY, TOGETHER WITH THE WEST 50 FEET OF WESTERN AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING NORTH OF THE NORTH LINE OF SAID LOT 4 EXTENDED EAST, ALL IN COOK COUNTY, ILLINOIS.

Address: 15900 Western Avenue, Markham, IL 60428

PIN(s): 28-24-203-003-0000



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GRANTOR STATEMENT

The Grantor or his/her Agent affirms that, to the best of his/her knowledge, the name of the Grantor 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 business or acquire 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: April 7, 2020

ATTEST:

THE CITY OF MARKHAM,
A municipal corporation

By: Jennifer Coles
Name: Jennifer Coles
Title: City Clerk

By: Mayor Roger A. Agana
Name: Mayor Roger A. Agana
Title: Mayor

Subscribed and sworn before me this by the said Grantor

This 7th day of April, 2020.

Notary Public: [Signature]



Subscribed and sworn before me this by the said Grantor

This 7th day of April, 2020.

Notary Public: [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantor 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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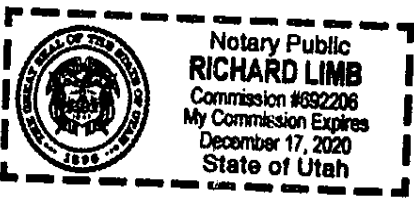
SCANNELL PROPERTIES #430, LLC,
A Delaware limited liability company

Signature: [Handwritten Signature]
Name: MARKA BULLOCK
Title: Manager

STATE OF Utah)
) SS:
COUNTY OF Salt Lake)

Before me, a Notary Public in and for the State of Utah, personally appeared Marka Bullock, the Manager of Scannell Properties #430, LLC, a Delaware limited liability company who acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of said company.

Witness my hand and Notarial Seal this 4th day of March, 2020.



[Handwritten Signature]
Richard Limb, Notary
Public

I am a resident of
Salt Lake County, Utah.
My commission expires:
12-17-2020

PROPERTY OF COURT CLERK'S OFFICE

UNOFFICIAL COPY

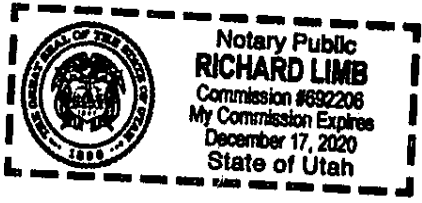
SCANNELL PROPERTIES #431, LLC,
A Delaware limited liability company

Signature: [Handwritten Signature]
Name: MARK A. Bullock
Title: Manager

STATE OF Utah)
) SS:
COUNTY OF Salt Lake)

Before me, a Notary Public in and for the State of Utah, personally appeared Mark A. Bullock the Manager of Scannell Properties #431, LLC, a Delaware limited liability company who acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of said company.

Witness my hand and Notarial Seal this 27th day of March, 2020.



[Handwritten Signature]
Richard Limb, Notary
Public

I am a resident of
Salt Lake County, Utah.
My commission expires:
12-17-2020

NOTE: Any person who knowingly submits a false statement concerning the identity of a 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)