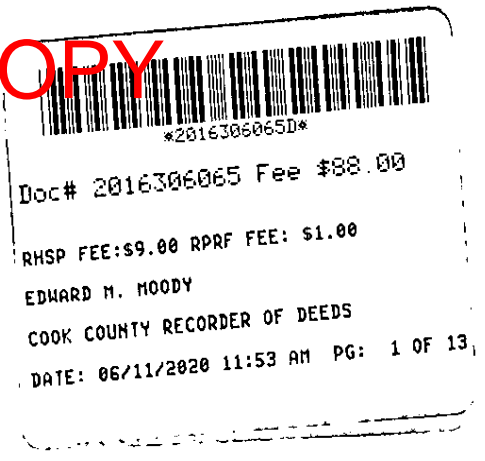


UNOFFICIAL COPY



**This document was prepared by:**

Marc Pflging  
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 Pflging

*This space reserved for Recorder's use only.*

Deed 27 – Tract 11 Parcel 1

**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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P 13  
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SC  
INT

# UNOFFICIAL COPY

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

ATTEST:

THE CITY OF MARKHAM,  
A municipal corporation

By: [Signature]  
Name: Jennifer Colon  
Title: City Clerk

By: [Signature]  
Name: Mayor Rogal Aguirre  
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 Rogal A. Aguirre, 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 7<sup>th</sup> day of April, 2020.

[Signature]  
Notary Public

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

29-19-101-049-0000 | 20200301649257 | 1-577-790-688

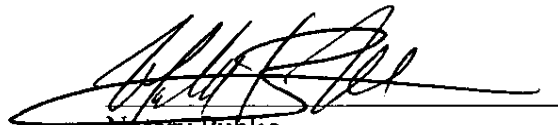


# UNOFFICIAL COPY

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 Sanita 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 7<sup>th</sup> 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

*Marta B...*

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**

# UNOFFICIAL COPY

## 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: [Signature]  
Name: Jennifer Coles  
Title: City Clerk

By: [Signature]  
Name: Mayor Roger Wittgen  
Title: Mayor

Subscribed and sworn before me this by the said Grantor

This 7<sup>th</sup> day of April, 2020.

Notary Public: [Signature]



Subscribed and sworn before me this by the said Grantor

This 7<sup>th</sup> 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.)

# UNOFFICIAL COPY

## EXHIBIT "A"

### LEGAL DESCRIPTION

#### Parcel 1:

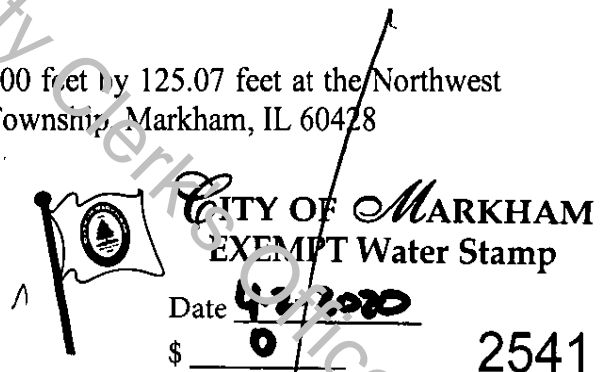
LOTS 31 AND 32 IN BLOCK 5 IN LORD'S 159TH STREET ADDITION TO HARVEY, A SUBDIVISION OF LOT 3 IN BLOCK 2, LOTS 3 & 4 IN BLOCK 3, LOTS 3 & 4 IN BLOCK 4, BLOCKS 5 THRU 9, LOTS 1, 3 & 4 IN BLOCK 10, BLOCKS 11 THRU 16, LOT 2 IN BLOCK 17, LOT 2 IN BLOCK 18, BLOCK 19 AND LOT 2 IN BLOCK 20 IN ADELAIDE SPEIGHT'S SUBDIVISION OF THAT PART OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF VINCENNES ROAD (EXCEPT THE SOUTH 60.65 ACRES), TOGETHER WITH THE SOUTH HALF OF THE 12-FOOT WIDE EAST-WEST ALLEY IN SAID BLOCK 5 VACATED BY DOCUMENT NO. 2004916000; ALSO TOGETHER WITH ALL OF THE 14-FOOT NORTH-SOUTH ALLEY IN SAID BLOCK 5 VACATED BY DOCUMENT NO. 2004916000; ALSO TOGETHER WITH THE EAST HALF OF CLAREMONT AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING SOUTH OF THE CENTERLINE OF SAID 12-FOOT WIDE EAST-WEST ALLEY EXTENDED WEST AND LYING NORTH OF THE SOUTH LINE OF SAID LOT 30 EXTENDED WEST; ALSO TOGETHER WITH THE NORTH HALF OF 160TH STREET VACATED BY DOCUMENT NO. 2004916000 LYING EAST OF THE CENTERLINE OF CLAREMONT AVENUE AND WEST OF THE CENTERLINE OF OAKLEY AVENUE; ALSO TOGETHER WITH THE WEST HALF OF OAKLEY AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING NORTH OF THE SOUTH LINE OF SAID LOT 31 EXTENDED EAST, ALL IN COOK COUNTY, ILLINOIS.

Address: Commonly known as a parcel approximately 100 feet by 125.07 feet at the Northwest corner of 160th Street and Oakley Avenue, in Thornton Township, Markham, IL 60428

PIN(s): 29-19-101-049-0000 and 29-19-101-048-0000

#### Parcel 2:

LOTS 33 THROUGH 37 IN BLOCK 5 IN LORD'S 159TH STREET ADDITION TO HARVEY, A SUBDIVISION OF LOT 3 IN BLOCK 2, LOTS 3 & 4 IN BLOCK 3, LOTS 3 & 4 IN BLOCK 4, BLOCKS 5 THRU 9, LOTS 1, 3 & 4 IN BLOCK 10, BLOCKS 11 THRU 16, LOT 2 IN BLOCK 17, LOT 2 IN BLOCK 18, BLOCK 19 AND LOT 2 IN BLOCK 20 IN ADELAIDE SPEIGHT'S SUBDIVISION OF THAT PART OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF VINCENNES ROAD (EXCEPT THE SOUTH 60.65 ACRES), TOGETHER WITH THE SOUTH HALF OF THE 12-FOOT WIDE EAST-WEST ALLEY IN SAID BLOCK 5 VACATED BY DOCUMENT NO. 2004916000; ALSO TOGETHER WITH ALL OF THE 14-FOOT NORTH-SOUTH ALLEY IN SAID BLOCK 5 VACATED BY DOCUMENT NO. 2004916000; ALSO TOGETHER WITH THE EAST HALF OF CLAREMONT AVENUE



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VACATED BY DOCUMENT NO. 2004916000 LYING SOUTH OF THE CENTERLINE OF SAID 12-FOOT WIDE EAST-WEST ALLEY EXTENDED WEST AND LYING NORTH OF THE SOUTH LINE OF SAID LOT 30 EXTENDED WEST; ALSO TOGETHER WITH THE NORTH HALF OF 160TH STREET VACATED BY DOCUMENT NO. 2004916000 LYING EAST OF THE CENTERLINE OF CLAREMONT AVENUE AND WEST OF THE CENTERLINE OF OAKLEY AVENUE; ALSO TOGETHER WITH THE WEST HALF OF OAKLEY AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING NORTH OF THE SOUTH LINE OF SAID LOT 31 EXTENDED EAST, ALL IN COOK COUNTY, ILLINOIS.

Address: 15942 Oakley Avenue, Markham, IL 60428

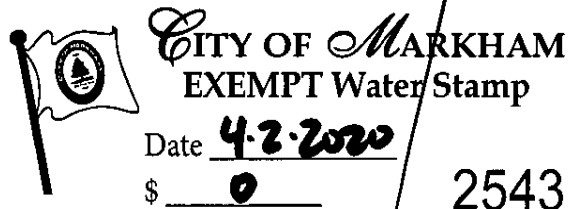
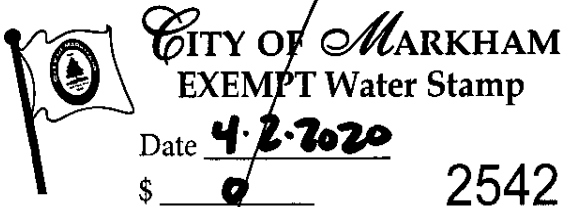
PIN(s): 29-19-101-047-0000, 29-19-101-046-0000, 29-19-101-045-0000, 29-19-101-044-0000, AND 29-19-101-043-0000

**Parcel 3:**

LOTS 38, 39, AND 40 IN BLOCK 5 IN LORD'S 159TH STREET ADDITION TO HARVEY, A SUBDIVISION OF LOT 3 IN BLOCK 2, LOTS 3 & 4 IN BLOCK 3, LOTS 3 & 4 IN BLOCK 4, BLOCKS 5 THRU 9, LOTS 1, 3 & 4 IN BLOCK 10, BLOCKS 11 THRU 16, LOT 2 IN BLOCK 17, LOT 2 IN BLOCK 18, BLOCK 19 AND LOT 2 IN BLOCK 20 IN ADELAIDE SPEIGHT'S SUBDIVISION OF THAT PART OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF VINCENNES ROAD (EXCEPT THE SOUTH 60.65 ACRES), TOGETHER WITH THE SOUTH HALF OF THE 12-FOOT WIDE EAST-WEST ALLEY IN SAID BLOCK 5 VACATED BY DOCUMENT NO. 2004916000; ALSO TOGETHER WITH ALL OF THE 14-FOOT NORTH-SOUTH ALLEY IN SAID BLOCK 5 VACATED BY DOCUMENT NO. 2004916000; ALSO TOGETHER WITH THE EAST HALF OF CLAREMONT AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING SOUTH OF THE CENTERLINE OF SAID 12-FOOT WIDE EAST-WEST ALLEY EXTENDED WEST AND LYING NORTH OF THE SOUTH LINE OF SAID LOT 30 EXTENDED WEST; ALSO TOGETHER WITH THE NORTH HALF OF 160TH STREET VACATED BY DOCUMENT NO. 2004916000 LYING EAST OF THE CENTERLINE OF CLAREMONT AVENUE AND WEST OF THE CENTERLINE OF OAKLEY AVENUE; ALSO TOGETHER WITH THE WEST HALF OF OAKLEY AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING NORTH OF THE SOUTH LINE OF SAID LOT 31 EXTENDED EAST, ALL IN COOK COUNTY, ILLINOIS.

Address: 1819 Oakley Avenue, Markham, IL 60428

PIN(s): 29-19-101-042-0000, 29-19-101-041-0000, and 29-19-101-040-0000



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**Parcel 4:**

LOTS 41 THROUGH 46, 48 AND 49 IN BLOCK 5 IN LORD'S 159TH STREET ADDITION TO HARVEY, A SUBDIVISION OF LOT 3 IN BLOCK 2, LOTS 3 & 4 IN BLOCK 3, LOTS 3 & 4 IN BLOCK 4, BLOCKS 5 THRU 9, LOTS 1, 3 & 4 IN BLOCK 10, BLOCKS 11 THRU 16, LOT 2 IN BLOCK 17, LOT 2 IN BLOCK 18, BLOCK 19 AND LOT 2 IN BLOCK 20 IN ADELAIDE SPEIGHT'S SUBDIVISION OF THAT PART OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF VINCENNES ROAD (EXCEPT THE SOUTH 60.65 ACRES), TOGETHER WITH THE SOUTH HALF OF THE 12-FOOT WIDE EAST-WEST ALLEY IN SAID BLOCK 5 VACATED BY DOCUMENT NO. 2004916000; ALSO TOGETHER WITH ALL OF THE 14-FOOT NORTH-SOUTH ALLEY IN SAID BLOCK 5 VACATED BY DOCUMENT NO. 2004916000; ALSO TOGETHER WITH THE EAST HALF OF CLAREMONT AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING SOUTH OF THE CENTERLINE OF SAID 12-FOOT WIDE EAST-WEST ALLEY EXTENDED WEST AND LYING NORTH OF THE SOUTH LINE OF SAID LOT 30 EXTENDED WEST; ALSO TOGETHER WITH THE NORTH HALF OF 160TH STREET VACATED BY DOCUMENT NO. 2004916000 LYING EAST OF THE CENTERLINE OF CLAREMONT AVENUE AND WEST OF THE CENTERLINE OF OAKLEY AVENUE; ALSO TOGETHER WITH THE WEST HALF OF OAKLEY AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING NORTH OF THE SOUTH LINE OF SAID LOT 31 EXTENDED EAST, ALL IN COOK COUNTY, ILLINOIS.

Address: Commonly known as a parcel located at the Southwest corner of 159th Street and Oakley Avenue, in Thornton Township., Markham, IL 60428

PIN(s): 29-19-101-039-0000, 29-19-101-038-0000, 29-19-101-037-0000, 29-19-101-036-0000, 29-19-101-035-0000, 29-19-101-034-0000, 29-19-101-032-0000 and 29-19-101-031-0000

**Parcel 5:**

LOT 47 IN BLOCK 5 IN LORD'S 159TH STREET ADDITION TO HARVEY, A SUBDIVISION OF LOT 3 IN BLOCK 2, LOTS 3 & 4 IN BLOCK 3, LOTS 3 & 4 IN BLOCK 4, BLOCKS 5 THRU 9, LOTS 1, 3 & 4 IN BLOCK 10, BLOCKS 11 THRU 16, LOT 2 IN BLOCK 17, LOT 2 IN BLOCK 18, BLOCK 19 AND LOT 2 IN BLOCK 20 IN ADELAIDE SPEIGHT'S SUBDIVISION OF THAT PART OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF VINCENNES ROAD (EXCEPT THE SOUTH 60.65 ACRES), TOGETHER WITH THE SOUTH HALF OF THE 12-FOOT WIDE EAST-WEST ALLEY IN SAID BLOCK 5 VACATED BY DOCUMENT NO. 2004916000; ALSO TOGETHER WITH ALL OF THE 14-FOOT NORTH-SOUTH ALLEY IN SAID BLOCK 5 VACATED BY DOCUMENT NO. 2004916000; ALSO TOGETHER WITH THE EAST HALF OF CLAREMONT AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING SOUTH OF THE CENTERLINE OF SAID 12-FOOT WIDE EAST-WEST ALLEY EXTENDED WEST AND LYING NORTH OF THE SOUTH LINE OF SAID LOT 30 EXTENDED WEST; ALSO TOGETHER WITH THE





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NORTH HALF OF 160TH STREET VACATED BY DOCUMENT NO. 2004916000 LYING EAST OF THE CENTERLINE OF CLAREMONT AVENUE AND WEST OF THE CENTERLINE OF OAKLEY AVENUE; ALSO TOGETHER WITH THE WEST HALF OF OAKLEY AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING NORTH OF THE SOUTH LINE OF SAID LOT 31 EXTENDED EAST, ALL IN COOK COUNTY, ILLINOIS.


Address: 14826 Claremont Avenue, Markham, IL 60428


PIN(s): 29-19-101-033-0000


 CITY OF *MARKHAM*  
EXEMPT Water Stamp  
Date 4.2.2020  
\$ 0 2544


 CITY OF *MARKHAM*  
EXEMPT Water Stamp  
Date 4.2.2020  
\$ 0 2550


 CITY OF *MARKHAM*  
EXEMPT Water Stamp  
Date 4.2.2020  
\$ 0 2545


 CITY OF *MARKHAM*  
EXEMPT Water Stamp  
Date 4.2.2020  
\$ 0 2551


 CITY OF *MARKHAM*  
EXEMPT Water Stamp  
Date 4.2.2020  
\$ 0 2546


 CITY OF *MARKHAM*  
EXEMPT Water Stamp  
Date 4.2.2020  
\$ 0 2552


 CITY OF *MARKHAM*  
EXEMPT Water Stamp  
Date 4.2.2020  
\$ 0 2547

 CITY OF *MARKHAM*  
EXEMPT Water Stamp  
Date 4.2.2020  
\$ 0 2553


 CITY OF *MARKHAM*  
EXEMPT Water Stamp  
Date 4.2.2020  
\$ 0 2548


 CITY OF *MARKHAM*  
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Date 4.2.2020  
\$ 0 2554


 CITY OF *MARKHAM*  
EXEMPT Water Stamp  
Date 4.2.2020  
\$ 0 2549


 CITY OF *MARKHAM*  
EXEMPT Water Stamp  
Date 4.2.2020  
\$ 0 2555

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 CITY OF MARKHAM  
EXEMPT Water Stamp  
Date 4.2.2020  
\$ 0 2556

 CITY OF MARKHAM  
EXEMPT Water Stamp  
Date 4.2.2020  
\$ 0 2557

 CITY OF MARKHAM  
EXEMPT Water Stamp  
Date 4.2.2020  
\$ 0 2558

 CITY OF MARKHAM  
EXEMPT Water Stamp  
Date 4.2.2020  
\$ 0 2559

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

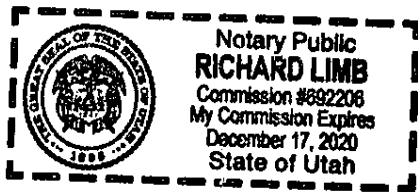
SCANNELL PROPERTIES #430, LLC,  
A Delaware limited liability company

Signature: *Mark A Bullock*  
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 #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 26<sup>th</sup> day of March, 2020.



*Richard Limb*  
Richard Limb, Notary  
Public

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

Property of Salt Lake County Clerk's Office

# UNOFFICIAL COPY

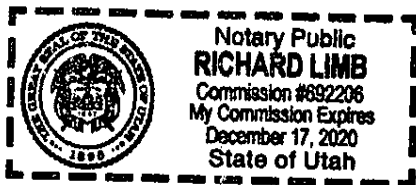
SCANNELL PROPERTIES #431, LLC,  
A Delaware limited liability company

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 MARKA. 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 26<sup>th</sup> 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.)