

# UNOFFICIAL COPY

**This document was prepared by:**

Marc Pflieger  
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 Pflieger

Deed 29 – Tract 12 Parcel 1



Doc# 2016306067 Fee \$88.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/11/2020 11:57 AM PG: 1 OF 10

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

## 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 thereunto 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]

SS  
P  
SS  
OC  
NT

10  
11  
12  
13

Handwritten signature

# 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 Coles  
Title: City Clerk

By: [Signature]  
Name: Mayor Roger R. Hoggans  
Title: Mayor

STATE OF ILLINOIS )  
                                  ) SS:  
COUNTY OF COOK )

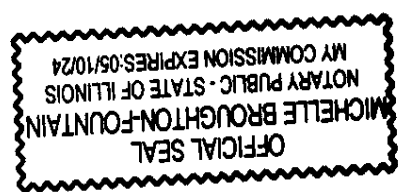
I, Michelle Broughton Fountain, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Roger A. Hoggans, as Mayor of The City of Markham, a municipal corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, 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

29-19-102-015-0000 | 20200301649135 | 0-541-600-992




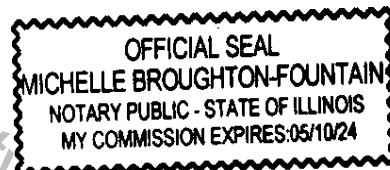
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STATE OF ILLINOIS        )  
  ) SS:  
COUNTY OF COOK        )

I, Michelle Broughton-Fountain, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jennifer Coles, 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

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

Date: March 26, 2020

Martyn Burt

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:**

LOTS 1 AND 2 IN BLOCK 4 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 EAST HALF OF OAKLEY AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING NORTH OF THE SOUTH LINE OF SAID LOT 13 EXTENDED WEST; ALSO TOGETHER WITH ALL OF THE 7-FOOT NORTH-SOUTH ALLEY IN SAID BLOCK 4 VACATED BY DOCUMENT NO. 2004916000; ALSO TOGETHER WITH THE NORTH HALF OF 160TH STREET VACATED BY DOCUMENT NO. 2004916000 LYING EAST OF THE CENTERLINE OF OAKLEY AVENUE AND WEST OF THE CENTERLINE OF IRVING AVENUE; ALSO TOGETHER WITH THE WEST HALF OF IRVING AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING NORTH OF THE SOUTH LINE OF SAID LOT 12 EXTENDED EAST AND LYING SOUTH OF THE NORTH LINE OF SAID LOT 1 EXTENDED EAST, ALL IN COOK COUNTY, ILLINOIS.

Address: 15936 Irving Avenue, Markham, IL 60428

PIN(s): 29-19-102-015-0000 and 29-19-102-016-0000

#### **Parcel 2:**

LOTS 3 AND 4 IN BLOCK 4 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 EAST HALF OF OAKLEY AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING NORTH OF THE SOUTH LINE OF SAID LOT 13 EXTENDED WEST; ALSO TOGETHER WITH ALL OF THE 7-FOOT NORTH-SOUTH ALLEY IN SAID BLOCK 4 VACATED BY DOCUMENT NO. 2004916000; ALSO TOGETHER WITH THE NORTH HALF OF 160TH STREET VACATED BY DOCUMENT NO. 2004916000 LYING EAST OF THE CENTERLINE OF OAKLEY AVENUE AND WEST OF THE CENTERLINE OF IRVING AVENUE; ALSO TOGETHER WITH THE WEST HALF OF IRVING AVENUE VACATED


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BY DOCUMENT NO. 2004916000 LYING NORTH OF THE SOUTH LINE OF SAID LOT 12 EXTENDED EAST AND LYING SOUTH OF THE NORTH LINE OF SAID LOT 1 EXTENDED EAST, ALL IN COOK COUNTY, ILLINOIS.


Address: 15938 Irving Avenue, Markham, IL 60428

PIN(s): 29-19-102-027-0000

Property of Cook County Clerk's Office

 CITY OF *MARKHAM*  
EXEMPT Water Stamp  
Date 4.2.2020  
\$ 0 2579

 CITY OF *MARKHAM*  
EXEMPT Water Stamp  
Date 4.2.2020  
\$ 0 2580

 CITY OF *MARKHAM*  
EXEMPT Water Stamp  
Date 4.2.2020  
\$ 0 2581

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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

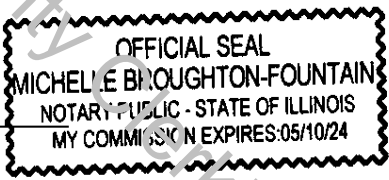
By: Jennifer Cole  
Name: Jennifer Cole  
Title: City Clerk

By: Mayor Regan L. Agnew  
Name: Mayor Regan L. Agnew  
Title: Mayor

Subscribed and sworn before me this by the said Grantor

This 7th day of April, 2020.

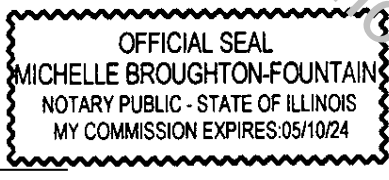
Notary Public: [Signature]



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: *Mark A. Bullock*  
Name: MARK A. BULLOCK  
Title: Manager

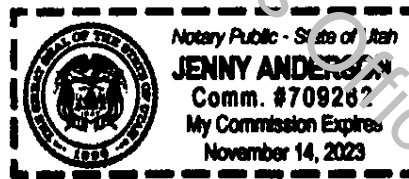
STATE OF UTAH )  
 ) SS:  
COUNTY OF SALT LAKE )

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 27<sup>TH</sup> day of MARCH, 2020.

*J. Anderson*  
Jenny Anderson, Notary  
Public

I am a resident of  
SALT LAKE County, UTAH.  
My commission expires:  
11.14.2023



# UNOFFICIAL COPY

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

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

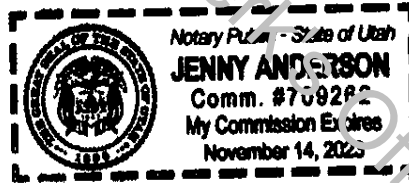
STATE OF UTAH )  
 ) SS:  
COUNTY OF SALT LAKE )

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 27<sup>TH</sup> day of MARCH, 2020.

[Handwritten Signature]  
Jenny Anderson, Notary  
Public

I am a resident of  
SALT LAKE County, UTAH.  
My commission expires:  
11.14.2023



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.)