

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

Deed 35 – Tract 14 Parcel 2



Doc# 2016306073 Fee \$73.00

RHSP FEE: \$9.00 APRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/11/2020 12:09 PM PG: 1 OF 12

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, BARCANS, 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]

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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: Janice Coles
Title: City Clerk



By: [Signature]
Name: Mayor Rogan Allen
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. Rogan, 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

29-19-104-012-0000 | 20200301649143 | 0-542-477-536



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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 Jennitze Coley, 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.

Michelle Broughton-Fountain
Notary Public



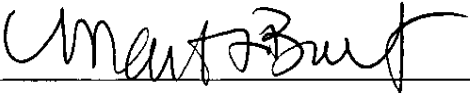
Mail tax bills to:
Scannell Properties #425, LLC
Scannell Properties #430, LLC
Scannell Properties #431, LLC
8801 River Crossing Boulevard, Suite 300
Indianapolis, IN 46240
Attn: Dave Johnson

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

Date: March 26, 2020



Grantee Representative

Property of Cook County Clerk's Office

COCK COUNTY
RECORDER OF DEEDS

COCK COUNTY
RECORDER OF DEEDS

COCK COUNTY
RECORDER OF DEEDS

COCK COUNTY
RECORDER OF DEEDS

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EXHIBIT "A"

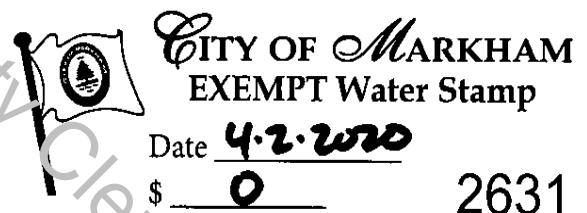
LEGAL DESCRIPTION

Parcel 1:

LOT 12, IN ADELAIDE SPEIGHT'S SUBDIVISION OF LOTS 1 AND 2, IN BLOCK 2, IN ADELAIDE SPEIGHT'S SUBDIVISION OF THAT PART OF THAT PART OF THE NORTHWEST QUARTER 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 2 VACATED BY DOCUMENT NO. 2004916000; ALSO TOGETHER WITH THE 14-FOOT NORTH-SOUTH ALLEY IN SAID BLOCK 2 VACATED BY DOCUMENT NO. 2004916000 LYING NORTH OF A LINE FROM THE SOUTHEAST CORNER OF SAID LOT 18 TO THE SOUTHWEST CORNER OF SAID LOT 19; ALSO TOGETHER WITH THE EAST HALF OF LEAVITT STREET VACATED BY DOCUMENT NO. 2004916000 LYING SOUTH OF THE CENTERLINE OF SAID 12-FOOT WIDE EAST-WEST ALLEY EXTENDED WEST AND NORTH OF THE SOUTH LINE OF SAID LOT 18 EXTENDED WEST; ALSO TOGETHER WITH THE WEST HALF OF HAMILTON AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING SOUTH OF THE CENTERLINE OF SAID 12-FOOT WIDE EAST-WEST ALLEY EXTENDED EAST AND NORTH OF THE SOUTH LINE OF SAID LOT 19 EXTENDED EAST, ALL IN COOK COUNTY, ILLINOIS.

Address: 15915 Leavitt Avenue, Markham, IL 60428

PIN(s): 29-19-104-012-0000



Parcel 2:

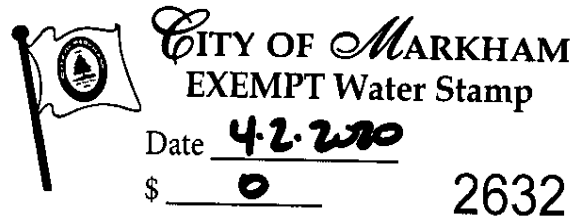
LOT 13, IN ADELAIDE SPEIGHT'S SUBDIVISION OF LOTS 1 AND 2, IN BLOCK 2, IN ADELAIDE SPEIGHT'S SUBDIVISION OF THAT PART OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF VINCENNES ROAD (EXCEPT THE SOUTH 60.65 ACRES), TOGETHER WITH THE SOUTH HALF OF THE 12-FOOT WIDE EAST-WEST ALLEY IN SAID BLOCK 2 VACATED BY DOCUMENT NO. 2004916000; ALSO TOGETHER WITH THE 14-FOOT NORTH-SOUTH ALLEY IN SAID BLOCK 2 VACATED BY DOCUMENT NO. 2004916000 LYING NORTH OF A LINE FROM THE SOUTHEAST CORNER OF SAID LOT 18 TO THE SOUTHWEST CORNER OF SAID LOT 19; ALSO TOGETHER WITH THE EAST HALF OF LEAVITT STREET VACATED BY DOCUMENT NO. 2004916000 LYING SOUTH OF THE CENTERLINE OF SAID 12-FOOT WIDE EAST-WEST ALLEY EXTENDED WEST AND NORTH OF THE SOUTH LINE OF SAID LOT 18 EXTENDED WEST; ALSO TOGETHER WITH THE WEST HALF OF HAMILTON AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING SOUTH OF THE CENTERLINE OF SAID 12-FOOT WIDE EAST-WEST ALLEY EXTENDED EAST AND

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NORTH OF THE SOUTH LINE OF SAID LOT 19 EXTENDED EAST, ALL IN COOK COUNTY, ILLINOIS.

Address: 15925 Leavitt Avenue, Markham, IL 60428

PIN(s): 29-19-104-013-0000

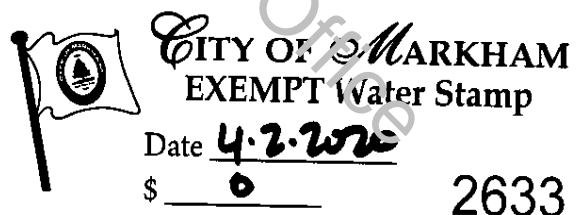


Parcel 3:

LOTS 14, 16, 17 AND 18, IN ADELAIDE SPEIGHT'S SUBDIVISION OF LOTS 1 AND 2, IN BLOCK 2, IN ADELAIDE SPEIGHT'S SUBDIVISION OF THAT PART OF THAT PART OF THE NORTHWEST QUARTER 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 2 VACATED BY DOCUMENT NO. 2004916000; ALSO TOGETHER WITH THE 14-FOOT NORTH-SOUTH ALLEY IN SAID BLOCK 2 VACATED BY DOCUMENT NO. 2004916000 LYING NORTH OF A LINE FROM THE SOUTHEAST CORNER OF SAID LOT 18 TO THE SOUTHWEST CORNER OF SAID LOT 19; ALSO TOGETHER WITH THE EAST HALF OF LEAVITT STREET VACATED BY DOCUMENT NO. 2004916000 LYING SOUTH OF THE CENTERLINE OF SAID 12-FOOT WIDE EAST-WEST ALLEY EXTENDED WEST AND NORTH OF THE SOUTH LINE OF SAID LOT 18 EXTENDED WEST; ALSO TOGETHER WITH THE WEST HALF OF HAMILTON AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING SOUTH OF THE CENTERLINE OF SAID 12-FOOT WIDE EAST-WEST ALLEY EXTENDED EAST AND NORTH OF THE SOUTH LINE OF SAID LOT 19 EXTENDED EAST, ALL IN COOK COUNTY, ILLINOIS.

Address: 15115 Ashland Avenue, Markham, IL 60428

PIN(s): 29-19-104-014-0000, 29-19-104-016-0000, 29-19-104-017-0000 and
29-19-104-018-0000



Parcel 4:

LOT 15, IN ADELAIDE SPEIGHT'S SUBDIVISION OF LOTS 1 AND 2, IN BLOCK 2, IN ADELAIDE SPEIGHT'S SUBDIVISION OF THAT PART OF THAT PART OF THE NORTHWEST QUARTER 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 2 VACATED BY DOCUMENT NO. 2004916000; ALSO TOGETHER WITH THE 14-FOOT NORTH-SOUTH ALLEY IN SAID BLOCK 2

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VACATED BY DOCUMENT NO. 2004916000 LYING NORTH OF A LINE FROM THE SOUTHEAST CORNER OF SAID LOT 18 TO THE SOUTHWEST CORNER OF SAID LOT 19; ALSO TOGETHER WITH THE EAST HALF OF LEAVITT STREET VACATED BY DOCUMENT NO. 2004916000 LYING SOUTH OF THE CENTERLINE OF SAID 12-FOOT WIDE EAST-WEST ALLEY EXTENDED WEST AND NORTH OF THE SOUTH LINE OF SAID LOT 18 EXTENDED WEST; ALSO TOGETHER WITH THE WEST HALF OF HAMILTON AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING SOUTH OF THE CENTERLINE OF SAID 12-FOOT WIDE EAST-WEST ALLEY EXTENDED EAST AND NORTH OF THE SOUTH LINE OF SAID LOT 19 EXTENDED EAST, ALL IN COOK COUNTY, ILLINOIS.

Address: 15927 Leavitt Avenue, Markham, IL 60428

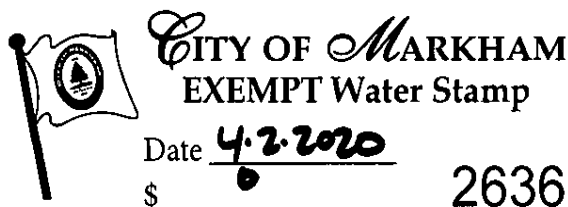
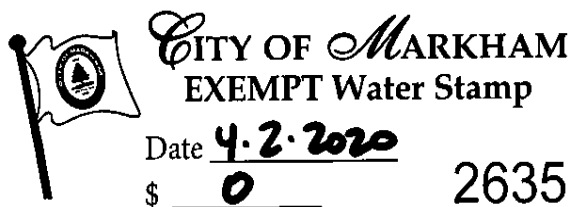
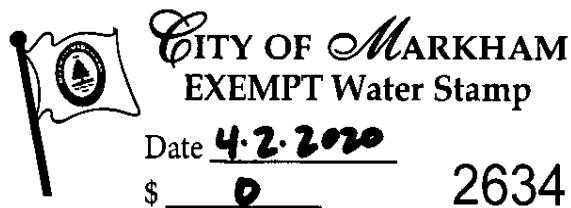
PIN(s): 29-19-104-015-0000

Parcel 5:


LOTS 19 THROUGH 25, IN ADELAIDE SPEIGHT'S SUBDIVISION OF LOTS 1 AND 2, IN BLOCK 2, IN ADELAIDE SPEIGHT'S SUBDIVISION OF THAT PART OF THAT PART OF THE NORTHWEST QUARTER 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 2 VACATED BY DOCUMENT NO. 2004916000; ALSO TOGETHER WITH THE 14-FOOT NORTH-SOUTH ALLEY IN SAID BLOCK 2 VACATED BY DOCUMENT NO. 2004916000 LYING NORTH OF A LINE FROM THE SOUTHEAST CORNER OF SAID LOT 18 TO THE SOUTHWEST CORNER OF SAID LOT 19; ALSO TOGETHER WITH THE EAST HALF OF LEAVITT STREET VACATED BY DOCUMENT NO. 2004916000 LYING SOUTH OF THE CENTERLINE OF SAID 12-FOOT WIDE EAST-WEST ALLEY EXTENDED WEST AND NORTH OF THE SOUTH LINE OF SAID LOT 18 EXTENDED WEST; ALSO TOGETHER WITH THE WEST HALF OF HAMILTON AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING SOUTH OF THE CENTERLINE OF SAID 12-FOOT WIDE EAST-WEST ALLEY EXTENDED EAST AND NORTH OF THE SOUTH LINE OF SAID LOT 19 EXTENDED EAST ALL IN COOK COUNTY, ILLINOIS.


Address: Commonly known as A parcel approximately 375 feet by 125.16 feet located on the West side of Hamilton Avenue beginning approximately 98.19 feet North of the Northwest corner of 160th Street and Hamilton Avenue in Thornton Township, Markham, IL 60428


PIN(s): 29-19-104-037-0000, 29-19-104-036-0000, 29-19-104-035-0000, 29-19-104-034-0000, 29-19-104-033-0000, 29-19-104-032-0000 and 29-19-104-031-0000





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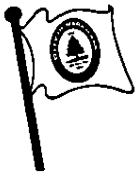
 CITY OF *MARKHAM*
EXEMPT Water Stamp
Date 4.2.2020
\$ 0 2637


 CITY OF *MARKHAM*
EXEMPT Water Stamp
Date 4.2.2020
\$ 0 2638


 CITY OF *MARKHAM*
EXEMPT Water Stamp
Date 4.2.2020
\$ 0 2639

 CITY OF *MARKHAM*
EXEMPT Water Stamp
Date 4.2.2020
\$ 0 2640

 CITY OF *MARKHAM*
EXEMPT Water Stamp
Date 4.2.2020
\$ 0 2641

 CITY OF *MARKHAM*
EXEMPT Water Stamp
Date 4.2.2020
\$ 0 2642

 CITY OF *MARKHAM*
EXEMPT Water Stamp
Date 4.2.2020
\$ 0 2643

 CITY OF *MARKHAM*
EXEMPT Water Stamp
Date 4.2.2020
\$ 0 2644

Property of Cook County Clerk's Office

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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: Megan Rogalsky
Name: Megan Rogalsky
Title: Mayor

Subscribed and sworn before me this by the said Grantor

This 7th day of April, 2020.

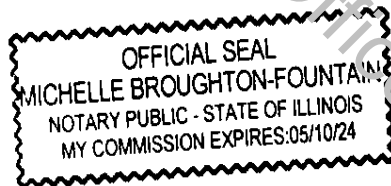
Notary Public: [Signature]



Subscribed and sworn before me this by the said Grantor

This 7th day of April, 2020.

Notary Public: [Signature]

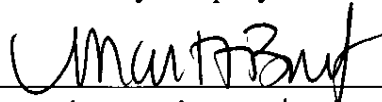


NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantor shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(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: 
Name: MARK A. BULLOCK
Title: Manager

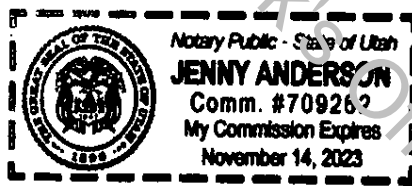
STATE OF UTAH)
) SS:
COUNTY OF SALT LAKE)

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 27TH day of MARCH, 2020.


Jenny Anderson, Notary
Public

I am a resident of
SALT LAKE County, UTAH
My commission expires:
11-14-2023



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

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

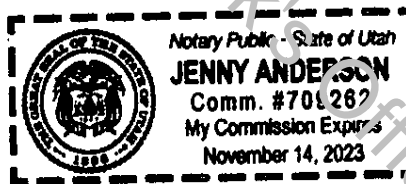
STATE OF UTAH)
) SS:
COUNTY OF SALT LAKE)

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]
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.)