

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 53 – Tract 23 Parcel 2



Doc# 2016316092 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/11/2020 11:29 AM PG: 1 OF 11

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]

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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: Genita Coles
Title: City Clerk

By: [Signature]
Name: Mayor Royal A. Agnew
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 Royal A. Agnew, 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

29-19-114-010-0000 | 20200301648900 | 1-185-443-040



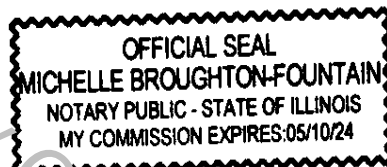
UNOFFICIAL COPY

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 SEANITE 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 17th 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 27, 2020

Marta B. [Signature]

Grantee Representative

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**

UNOFFICIAL COPY**EXHIBIT "A"****LEGAL DESCRIPTION****Parcel 1:**

A PORTION OF LOT 1 BLOCK 20 ADELAIDE SPEIGHT'S SUBDIVISION, A SUBDIVISION 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), ALSO TOGETHER WITH THE SOUTH HALF OF 161ST STREET VACATED BY DOCUMENT NO. 2004916000 LYING EAST OF THE EAST LINE OF SAID 7-FOOT NORTH-SOUTH ALLEY EXTENDED NORTH AND WEST OF THE CENTERLINE OF CLAREMONT AVENUE; ALSO TOGETHER WITH THE WEST HALF OF CLAREMONT AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING SOUTH OF THE NORTH LINE OF SAID LOT 1 EXTENDED EAST AND NORTH OF THE SOUTH LINE OF SAID LOT 1 EXTENDED EAST, ALL IN COOK COUNTY, ILLINOIS.

Address: 16100 Claremont Avenue, Markham, IL 60428

PIN(s): 29-19-114-010-0000



CITY OF MARKHAM
EXEMPT Water Stamp

Date 4-2-2020

\$ 0

2993

Parcel 2:

A PORTION OF LOT 1 BLOCK 20 ADELAIDE SPEIGHT'S SUBDIVISION, A SUBDIVISION 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), ALSO TOGETHER WITH THE SOUTH HALF OF 161ST STREET VACATED BY DOCUMENT NO. 2004916000 LYING EAST OF THE EAST LINE OF SAID 7-FOOT NORTH-SOUTH ALLEY EXTENDED NORTH AND WEST OF THE CENTERLINE OF CLAREMONT AVENUE; ALSO TOGETHER WITH THE WEST HALF OF CLAREMONT AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING SOUTH OF THE NORTH LINE OF SAID LOT 1 EXTENDED EAST AND NORTH OF THE SOUTH LINE OF SAID LOT 1 EXTENDED EAST, ALL IN COOK COUNTY, ILLINOIS.

Address: 16106 Claremont Avenue, Markham, IL 60428

PIN(s): 29-19-114-011-0000



CITY OF MARKHAM
EXEMPT Water Stamp

Date 4-2-2020

\$ 0

2994

Parcel 3:

A PORTION OF LOT 1 BLOCK 20 ADELAIDE SPEIGHT'S SUBDIVISION, A SUBDIVISION 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), ALSO TOGETHER WITH THE SOUTH HALF

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OF 161ST STREET VACATED BY DOCUMENT NO. 2004916000 LYING EAST OF THE EAST LINE OF SAID 7-FOOT NORTH-SOUTH ALLEY EXTENDED NORTH AND WEST OF THE CENTERLINE OF CLAREMONT AVENUE; ALSO TOGETHER WITH THE WEST HALF OF CLAREMONT AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING SOUTH OF THE NORTH LINE OF SAID LOT 1 EXTENDED EAST AND NORTH OF THE SOUTH LINE OF SAID LOT 1 EXTENDED EAST, ALL IN COOK COUNTY, ILLINOIS.

Address: 16114 Claremont Avenue, Markham, IL 60428

PIN(s): 29-19-114-012-0000



CITY OF MARKHAM
EXEMPT Water Stamp

Date 4-2-2020

\$ 0

2995

Parcel 4:

A PORTION OF LOT 1 BLOCK 20 ADELAIDE SPEIGHT'S SUBDIVISION, A SUBDIVISION 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), ALSO TOGETHER WITH THE SOUTH HALF OF 161ST STREET VACATED BY DOCUMENT NO. 2004916000 LYING EAST OF THE EAST LINE OF SAID 7-FOOT NORTH-SOUTH ALLEY EXTENDED NORTH AND WEST OF THE CENTERLINE OF CLAREMONT AVENUE; ALSO TOGETHER WITH THE WEST HALF OF CLAREMONT AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING SOUTH OF THE NORTH LINE OF SAID LOT 1 EXTENDED EAST AND NORTH OF THE SOUTH LINE OF SAID LOT 1 EXTENDED EAST, ALL IN COOK COUNTY, ILLINOIS.

Address: 16116 Claremont Avenue, Markham, IL 60428

PIN(s): 29-19-114-013-0000



CITY OF MARKHAM
EXEMPT Water Stamp

Date 4-2-2020

\$ 0

2996

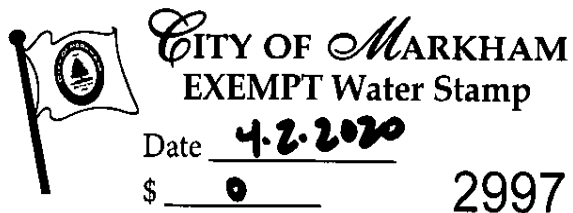
Parcel 5:

A PORTION OF LOT 1 BLOCK 20 ADELAIDE SPEIGHT'S SUBDIVISION, A SUBDIVISION 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), ALSO TOGETHER WITH THE SOUTH HALF OF 161ST STREET VACATED BY DOCUMENT NO. 2004916000 LYING EAST OF THE EAST LINE OF SAID 7-FOOT NORTH-SOUTH ALLEY EXTENDED NORTH AND WEST OF THE CENTERLINE OF CLAREMONT AVENUE; ALSO TOGETHER WITH THE WEST HALF OF CLAREMONT AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING SOUTH OF THE NORTH LINE OF SAID LOT 1 EXTENDED EAST AND NORTH OF THE SOUTH LINE OF SAID LOT 1 EXTENDED EAST, ALL IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

Address: 16118 Claremont Avenue, Markham, IL 60428

PIN(s): 29-19-114-014-0000



Property of Cook County Clerk's Office

**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 Cole
Title: City Clerk

By: [Signature]
Name: Mayor Rogan Aguirre
Title: Mayor

Subscribed and sworn before me this by the said Grantor

This 7th day of April, 2020.

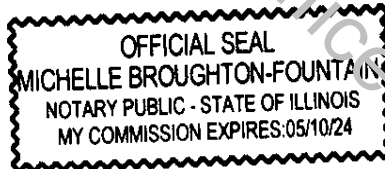
Notary Public: [Signature]



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 #431, LLC,
A Delaware limited liability company

Signature: [Handwritten Signature]
Name: MARLA A BULLOCK
Title: Manager

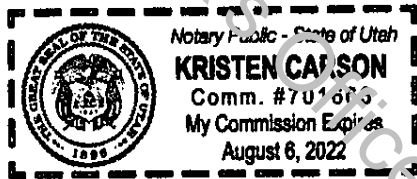
STATE OF UTAH)
COUNTY OF SALT LAKE) SS:

Before me, a Notary Public in and for the State of UTAH, personally appeared MARLA 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 21 day of MARCH, 2020.

[Handwritten Signature]
_____, Notary
Public

I am a resident of SL County, VT.
My commission expires: 8.6.22



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.)