

# UNOFFICIAL COPY



This document was prepared by:

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

Doc# 2016316110 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/11/2020 12:04 PM PG: 1 OF 10

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

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

Deed 14 - Tract 6

## 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]

S  
P  
S  
M  
SC  
E  
TENT

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned has made, executed and delivered this Special Warranty Deed as of this 17<sup>th</sup> day of April, 2020.

ATTEST:

**THE CITY OF MARKHAM,**  
A municipal corporation

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



By: [Signature]  
Name: Mayor Rogan A. Agnew  
Title: Mayor

STATE OF ILLINOIS )  
                                  ) SS:  
COUNTY OF COOK    )

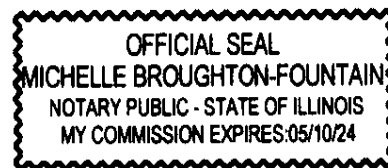
I, Michelle Broughton-Fountain, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rogan A. Agnew, as Mayor of The City of Markham, a municipal corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared 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 17<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

28-24-206-010-0000 | 20200301648872 | 1-591-364-832

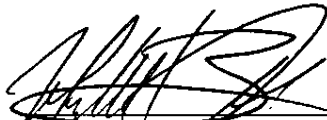


# UNOFFICIAL COPY

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 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



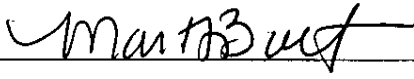
**Mail tax bills to:**  
Scannell Properties #425, LLC  
Scannell Properties #430, LLC  
Scannell Properties #431, LLC  
8801 River Crossing Boulevard, Suite 300  
Indianapolis, IN 46240  
Attn: Dave Johnson

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

**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

# 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 Colas  
Title: City Clerk

By: [Signature]  
Name: Mayor Rogan A. Agarwal  
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

## GRANTEE STATEMENT

The Grantee or his/her Agent affirms that, to the best of his/her knowledge, the name of the Grantee 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: March 26, 2020

SCANNELL PROPERTIES #425, LLC,  
A Delaware limited liability company

Signature:

Mark A Bullock

Name:

Mark A Bullock

Title:

Manager

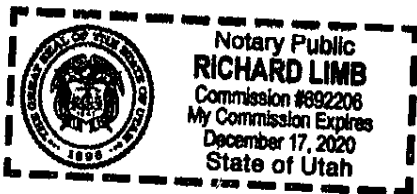
STATE OF Utah )

) 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 #425, 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

# UNOFFICIAL COPY

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

Signature:

Mark A Bullock

Name:

Mark A Bullock

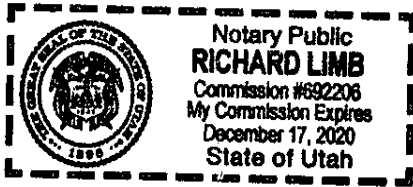
Title:

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

# UNOFFICIAL COPY

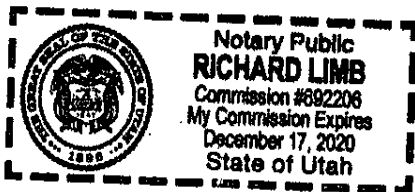
SCANNELL PROPERTIES #431, LLC,  
A Delaware limited liability company

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 #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 29th 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

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.)

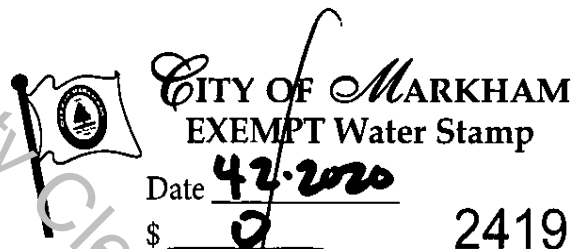


**UNOFFICIAL COPY****EXHIBIT "A"****LEGAL DESCRIPTION****Parcel 1:**

LOT 21 IN BLOCK 8, IN CORAL GABLES, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE SOUTHWESTERLY HALF OF THORNDALE AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF SAID LOT 7 EXTENDED NORTHEASTERLY AND SOUTHEASTERLY OF THE WEST LINE OF SAID LOT 1 EXTENDED NORTH, ALSO TOGETHER WITH THAT PART OF ROCKWELL STREET VACATED BY DOCUMENT NO. 2004916000 LYING NORTH OF THE SOUTH LINE OF SAID LOT 15 EXTENDED WEST AND SOUTH OF THE CENTERLINE OF THORNDALE AVENUE, ALSO TOGETHER WITH THAT PART OF 162ND STREET VACATED BY DOCUMENT NO. 2004916000 LYING EAST OF THE EAST LINE OF ROCKWELL STREET VACATED BY DOCUMENT 23583264 AND WEST OF THE EASTERLY LINE OF SAID LOT 14 EXTENDED SOUTH, ALSO TOGETHER WITH THE WESTERLY HALF OF ARTESIAN AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING NORTH OF THE SOUTH LINE OF 162ND STREET VACATED BY DOCUMENT NO. 2004916000 AND SOUTHWESTERLY OF THE CENTERLINE OF THORNDALE AVENUE, ALL IN COOK COUNTY, ILLINOIS.

Address: 16157 Rockwell Street, Markham, IL 60478

PIN(s): 28-24-206-010-0000

**Parcel 2:**

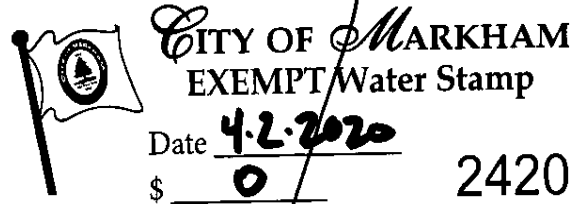
LOT 22 IN BLOCK 8, IN CORAL GABLES, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE SOUTHWESTERLY HALF OF THORNDALE AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF SAID LOT 7 EXTENDED NORTHEASTERLY AND SOUTHEASTERLY OF THE WEST LINE OF SAID LOT 1 EXTENDED NORTH, ALSO TOGETHER WITH THAT PART OF ROCKWELL STREET VACATED BY DOCUMENT NO. 2004916000 LYING NORTH OF THE SOUTH LINE OF SAID LOT 15 EXTENDED WEST AND SOUTH OF THE CENTERLINE OF THORNDALE AVENUE, ALSO TOGETHER WITH THAT PART OF 162ND STREET VACATED BY DOCUMENT NO. 2004916000 LYING EAST OF THE EAST LINE OF ROCKWELL STREET VACATED BY DOCUMENT 23583264 AND WEST OF THE EASTERLY LINE OF SAID LOT 14 EXTENDED SOUTH, ALSO TOGETHER WITH THE WESTERLY HALF OF ARTESIAN AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING NORTH OF THE SOUTH LINE OF 162ND STREET VACATED BY DOCUMENT

# UNOFFICIAL COPY

NO. 2004916000 AND SOUTHWESTERLY OF THE CENTERLINE OF THORNDALE AVENUE, ALL IN COOK COUNTY, ILLINOIS.

Address: 16119 Rockwell Street, Markham, IL 60428

PIN(s): 28-24-206-009-0000



**Parcel 3:**

LOT 23 IN BLOCK 8, IN CORAL GABLES, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE SOUTHWESTERLY HALF OF THORNDALE AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF SAID LOT 7 EXTENDED NORTHEASTERLY AND SOUTHEASTERLY OF THE WEST LINE OF SAID LOT 1 EXTENDED NORTH, ALSO TOGETHER WITH THAT PART OF ROCKWELL STREET VACATED BY DOCUMENT NO. 2004916000 LYING NORTH OF THE SOUTH LINE OF SAID LOT 15 EXTENDED WEST AND SOUTH OF THE CENTERLINE OF THORNDALE AVENUE, ALSO TOGETHER WITH THAT PART OF 162ND STREET VACATED BY DOCUMENT NO. 2004916000 LYING EAST OF THE EAST LINE OF ROCKWELL STREET VACATED BY DOCUMENT 23583264 AND WEST OF THE EASTERLY LINE OF SAID LOT 14 EXTENDED SOUTH, ALSO TOGETHER WITH THE WESTERLY HALF OF ARTESIAN AVENUE VACATED BY DOCUMENT NO. 2004916000 LYING NORTH OF THE SOUTH LINE OF 162ND STREET VACATED BY DOCUMENT NO. 2004916000 AND SOUTHWESTERLY OF THE CENTERLINE OF THORNDALE AVENUE, ALL IN COOK COUNTY, ILLINOIS.

Address: 16115 Rockwell Street, Markham, IL 60428

PIN(s): 28-24-206-008-0000

