

UNOFFICIAL COPY

SEND FUTURE TAX BILLS TO:

Thomas Manzardo
111 E. Schaumburg Road
Schaumburg, IL 60194

THIS DOCUMENT WAS PREPARED BY:

Howard C. Jablecki
Klein, Thorpe and Jenkins, Ltd.
20 N. Wacker Drive
Suite 1660
Chicago, IL 60606

AFTER RECORDING MAIL TO:

Howard M. Zavel, Esq.
Dickler, Kahn, Slowikowski & Zavel, Ltd.
85 W. Algonquin Rd., Suite 420
Arlington Hts., IL 60005



Doc# 2018108028 Fee \$28.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/29/2020 09:24 AM PG: 1 OF 7

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "Deed") is made as of this ¹² day of ^{June} April, 2020 between the VILLAGE OF SCHAUMBURG, an Illinois municipal corporation, whose address is 101 Schaumburg Court, Schaumburg, Illinois, 60193 (the "GRANTOR"), and Quindel Place, LLC, whose address is 111 E. Schaumburg Road, Schaumburg, Illinois 60194 (the "GRANTEE").

WITNESSETH, that the GRANTOR for and in consideration of the sum of TEN and 00/100TH DOLLARS (\$10.00) in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, and pursuant to authority of Ordinance of GRANTOR, by these presents does CONVEY and WARRANT unto the GRANTEE, and to GRANTEE'S successors and assigns, FOREVER, all of GRANTOR'S right, title and interest under and upon the following described real property located in the County of Cook and State of Illinois (the "Property"), legally described as follows:

SEE EXHIBIT "A" ATTACHED HERETO.

ADDRESS OF PROPERTY: 35 E. Schaumburg Road, Schaumburg, Illinois 60194




PERMANENT INDEX NUMBER: 07-22-401-025-0000

Together with all and singular the hereditaments and appurtenances belonging there, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the Property, with the appurtenances, unto GRANTEE and GRANTEE'S successors and assigns, FOREVER, provided, however, GRANTEE is acquiring the Property in as "AS IS, WHERE IS" condition. GRANTOR, for itself, and its successors and assigns, does covenant, promise and agree, to and with the GRANTEE, and GRANTEE'S successors and assigns, that GRANTOR has not

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or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or except as herein recited; and that Grantor will warrant subject only to the permitted exceptions described in **EXHIBIT B** attached hereto and made apart hereof, and as otherwise noted above, title of the property against the lawful claims of all persons claiming by, through, or under **GRANTOR** but against none other Property is not homestead property.



 4-22-2020
 VILLAGE OF SCHAUMBURG
 REAL ESTATE TRANSFER TAX
 38689 \$ 

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		29-Jun-2020
COUNTY	ILLINOIS	0.00
TOTAL		0.00



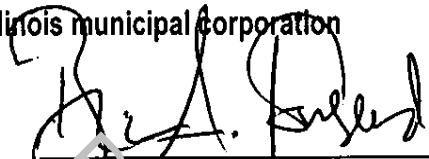
 07-22-401-025-0000 | 20200301642413 | 83-011-168

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IN WITNESS WHEREOF, the GRANTOR has executed this Special Warranty Deed as of the day, month and year first above written.

GRANTOR:

VILLAGE OF SCHAUMBURG,
an Illinois municipal corporation

By: 
Name: Brian Townsend
Title: Village Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Brian Townsend, is personally known to me to be the Village Manager, respectively, of the VILLAGE OF SCHAUMBURG, an Illinois municipal corporation (the "Village"), and also known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument pursuant to the authority given by the Ordinance of the Village, and as his free and voluntary act, and as the free and voluntary act and deed of the Village, for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal this 21st day of April 2020.


Notary Public



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EXHIBIT A LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE CITY OF SCHAUMBURG, COUNTY OF COOK, STATE OF ILLINOIS.

THAT PART OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT A POINT 18 FEET WEST OF THE NORTHWEST CORNER OF LOT 3 IN BLOCK 1 IN SCHAUMBURG (BEING HENRY E. QUINDEL'S SUBDIVISION OF PART OF THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN), RUNNING THENCE NORTH ON A LINE PARALLEL WITH THE EAST LINE OF CHICAGO STREET (EXTENDED) 252 FEET TO THE CENTER LINE OF SCHAUMBURG AVENUE; THENCE WEST ON THE CENTER LINE OF SCHAUMBURG AVENUE A DISTANCE OF 130.5 FEET; THENCE SOUTH ON A LINE PARALLEL WITH SAID EAST LINE OF CHICAGO STREET (EXTENDED) 252 FEET, THENCE EAST TO THE PLACE OF BEGINNING, EXCEPTING FROM THE ABOVE DESCRIBED PARCEL THAT PART FALLING IN SCHAUMBURG ROAD AS DEDICATED OR USED.

PIN: 07-22-401-025-0000

COMMONLY KNOWN AS: 35 E. SCHAUMBURG ROAD, SCHAUMBURG, ILLINOIS 60194

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or its agent affirms that, to the best of its knowledge, the name of the Grantor shown on the deed or assignment of beneficial interest in a land trust are 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 do business or acquire and hold title to 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 21st, 2020

VILLAGE OF SCHAUMBURG.
AN ILLINOIS MUNICIPAL CORPORATION

By: [Signature]
Name: Brian Townsend.
Title: Village Manager

SUBSCRIBED AND SWORN TO BEFORE ME
this 21st day of April, 2020.

[Signature]
Notary Public:



The Grantee or his agent affirms and verifies that 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 do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated April _____, 2020

QUINDEL PLACE, LLC

By: _____
Name: _____
Title: _____

SUBSCRIBED AND SWORN TO BEFORE ME
this _____ day of April, 2020.

Notary Public

Note: Any person who knowingly submits a false statement concerning the identity of a Grantees 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 provisions of Section 31-45 of the Illinois Real Estate Transfer Tax Law.

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Dated April 21st, 2020

VILLAGE OF SCHAUMBURG.
AN ILLINOIS MUNICIPAL CORPORATION

By: [Signature]
Name: Brian Townsend.
Title: Village Manager

SUBSCRIBED AND SWORN TO BEFORE ME
this 21st day of April, 2020.

[Signature]
Notary Public:



The Grantee or his agent affirms and verifies that 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 do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated April _____, 2020

QUINDEL PLACE, LLC Madison Title Assoc, LLC

By: [Signature]
Name: [Signature]
Title: [Signature]

SUBSCRIBED AND SWORN TO BEFORE ME
this _____ day of April, 2020.

[Signature]
Notary Public

Kathleen T. Kane
Notary Public
State of New Jersey
My commission expires on May 30, ~~2020~~
2025

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