

# UNOFFICIAL COPY

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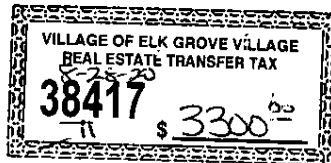
RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDHARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/04/2020 08:56 AM PG: 1 OF 4

FIRST AMERICAN TITLE  
FILE # 3050374



## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into on August 31, 2020, by **MUMFORD PROPERTIES- 1299 LUNT, LLC**, an Illinois limited liability company, with its principal office at 2222 South Halsted Street, Chicago, Illinois 60608 (hereinafter referred to as "**Grantor**"), in favor of **LUNT WAREHOUSE LLC**, an Illinois limited liability company, with its principal office at 900 Oakmont Lane, Suite 350, Westmont, Illinois 60559 (hereinafter referred to as "**Grantee**").

WITNESSETH:

THAT, FOR AND IN CONSIDERATION OF the sum of \$10.00, cash, in hand paid by Grantee unto Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby sell, grant, bargain and convey unto Grantee, its successors or assigns, forever, all of its right, title, and interest in and to the real property described in **Exhibit A** attached hereto and made a part hereof, located in the Village of Elk Grove Village, County of Cook, State of Illinois;

SUBJECT, HOWEVER, to the matters set forth in **Exhibit B**;

TO HAVE AND TO HOLD THE SAME, together with (a) all buildings, improvements, and fixtures located on or attached thereto, and (b) all easements, covenants, rights of way and other rights, privileges, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and any land lying in the bed of any street, avenue, or alley, open or closed, which street, avenue, or alley is adjoining, in front of, or abutting such real property and any claims at law or in equity now or hereafter belonging to or benefiting any of the foregoing, unto Grantee, its successors or assigns forever. And Grantor, for itself and its successors, does covenant with said Grantee, its successors or assigns, that it has not made, done, or executed any act or thing whatsoever whereby the above described real property or any part thereof is or may be encumbered or charged, except as hereinabove described. Grantor does hereby bind itself and its successors to warrant specially and forever defend all and singular the above described real property unto Grantee, its successors and assigns, against the lawful claims of any and all persons whomsoever claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.



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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 94 OF CENTEX INDUSTRIAL PARK UNIT 63, BEING A SUBDIVISION IN SECTION 34, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax Identification No.: 08-34-204-010-0000

Property Address: 1299 Lunt Avenue  
Elk Grove Village, Illinois 60007-5601

Property of Cook County Clerk's Office

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. General taxes and assessments for the year 2020 and subsequent years which are not yet due and payable.
2. Industrial Building Lease dated January 2020 by and between Lottus, Inc., as Lessee and Mumford Properties-1299 Lunt, LLC, as Lessor for a lease term beginning on January 10, 2020 and ending on December 31, 2020 at an initial monthly rent of \$4,800.00
3. Industrial Building Lease dated August 29, 2019 by and between Century Mobile and Granite LLC, as Lessee and Mumford Properties—1299 Lunt, LLC, as Lessor for a lease term beginning on September 1, 2019 and ending on August 31, 2022 at an initial monthly rent of \$8,760.00.
4. Easements for public utilities, sewer, water and drainage, as shown on the plat of subdivision.
5. Easements for public utilities and drainage, as shown on the plat of subdivision, including that Easement for Public Utilities as shown on the plat of Centex Industrial park Unit 63 recorded as documents 20249527 for 15 feet along the South line and 25 feet along the North Line.
6. Building setback line(s) as shown on the plat of subdivision, including that Building line as shown on the Plat of Centex Industrial Park Unit 63 recorded as document 20249527 for 25 feet along the North line of the land.
7. Terms and conditions of the easement provisions noted on the plat of subdivision.
8. Terms, conditions and provisions of Resolution No. 63-80 entitled Amended and Restated Itasca-Elk Grove Agreement Jurisdictional Common Boundary Line Agreement recorded September 23, 1980 as document 25594715.
9. Terms, conditions and provisions of Ordinance No. 1432 entitled An Ordinance Amending the Municipal Code of the Village of Elk Grove Village by adding thereto Chapter 10, Regulating Condominium Conversions recorded February 9, 1981 as document 25767565.
10. Spurs, switch tracks, and railroad rights of way, if any.