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2026557091

Doc# 2026557091 Fee \$88.00

RHSP FEE: \$3.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/21/2020 03:12 PM PG: 1 OF 6

CT LULLING
① 19015149WF
For purposes of recording,
this instrument was prepared by:

Anthony J. Nasharr
Polsinelli PC
150 N. Riverside Plaza, Suite 3000
Chicago, IL 60606

After recording, return to:

Harold Francke
Meltzer, Purtil & Stelle LLC
1515 E. Woodfield Road, Suite 250
Schaumburg, IL 60173

Send subsequent tax bills to:

Nate Wynsma
Lexington Homes
1731 N. Marcey Street, Suite 200
Chicago, IL 60614

(For Recorder's Use Only)

SPECIAL WARRANTY DEED

(Illinois)

THIS SPECIAL WARRANTY DEED is made this 10th day of September, 2020, by RAGWEED PROPERTIES, LLC, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois ("Grantor"), having an address of 6111 North River Road, Rosemont, Illinois 60018, to BEVERLY/BEACON, LLC, an Illinois limited liability company, having an address of c/o Lexington Homes, 1731 North Marcey Street, Suite 200, Chicago, Illinois 60614 (the "Grantee").

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has CONVEYED and does hereby CONVEY unto Grantee, all of Grantor's interest in the real property located in Lake County, Illinois, and being more particularly described on Exhibit A attached hereto (the "Property").

This conveyance is made and accepted subject to the permitted exceptions described on Exhibit B attached hereto (collectively, the "Permitted Exceptions").

(Signature Pages Follow)

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TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever; and, subject to the Permitted Exceptions, Grantor does hereby warrant the title to the Property and will defend the title to the Property against the lawful claims of every person claiming by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered by its duly authorized officer, as of the day and year first above written.

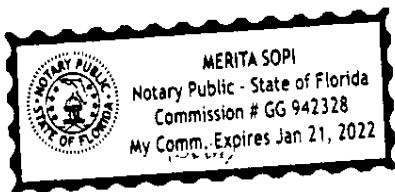
RAGWEED PROPERTIES, LLC,
an Illinois limited liability company

By: Clyde Measey
Clyde Measey, a Manager

State of FLORIDA)
County of PALM BEACH) SS

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that CLYDE MEASEY, a Manager of RAGWEED PROPERTIES, LLC, an Illinois limited liability company, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 9 day of September, 2020.



M. Sopi
Notary Public

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FIFTH THIRD BANK, NATIONAL
ASSOCIATION,
a federally chartered institution

By: Wendi Merritt
Wendi Merritt, an Authorized Representative

State of Kentucky)
) SS
County of Boone)

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that WENDI MERRITT, an Authorized Representative of FIFTH THIRD BANK, NATIONAL ASSOCIATION, a federally chartered institution, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 9 day of September, 2020.

Emily J. Simpson
Notary Public



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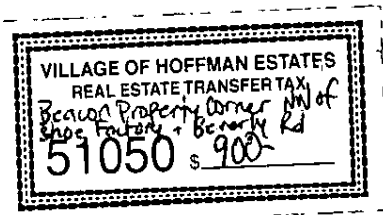
EXHIBIT A

Legal Description

LOT 4 OF THE FINAL PLAT OF LAUFENBURGER, A SUBDIVISION OF PART OF FRACTIONAL SECTION 5 AND THE NORTHEAST QUARTER OF SECTION 8, ALL IN TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED DECEMBER 18, 2006, AS DOCUMENT NO. 0635216073, AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 15, 2013, AS DOCUMENT NO. 1328819060, IN COOK COUNTY, ILLINOIS.

Commonly known as: Beacon Property at the NW Corner of Shoe Factory Road and Beverly Road, Hoffman Estates, Illinois 60192

PIN: 06-05-401-001-0000



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EXHIBIT B

Permitted Exceptions

1. General Real Estate Taxes and assessments for the year 2020 and subsequent years.
2. Rights of Way for drainage tiles, ditches, feeders, laterals, and underground pipes, if any.
3. Terms, provisions, and conditions contained in the Recapture Agreement relating to construction of certain water tower improvements recorded March 30, 1995 as Document No. 95225732.
4. Annexation and Development Agreement for the Laufenburger Farm and Fourth Amendment to the University Place Annexation Agreement, and the terms and conditions therein, recorded May 13, 2005 as Document No. 0513326202 and Ordinance No. 3720-2005 authorizing the execution of the Annexation and Development Agreement recorded June 7, 2005 as Document No. 0515818032.
5. Plat of Annexation to the Village of Hoffman Estates recorded November 2, 2005, as Document No. 0530618025.
6. Village of Hoffman Estates Park District Ordinance No. O15-010 recorded August 12, 2015 as Document No. 1522419176 annexing certain territory to the Hoffman Estates Park District, Cook County, Illinois (Laufenburger Property).
7. Access easement and provisions for Lots 4 and 6 on the plat of Subdivision Document No. 0635216073 affects Northwest corner of Lot 4 along Beacon Pointe Drive.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

15-Sep-2020



COUNTY:
ILLINOIS:
TOTAL:

150.00
300.00
450.00

06-05-401-001-0000

20200901684433

0-541-800-928