

UNOFFICIAL COPY

Doc#: 2030307092 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/29/2020 10:03 AM Pg: 1 of 3

Dec ID 20200901607942
ST/CO Stamp 0-901-682-656 ST Tax \$500.00 CO Tax \$250.00

1 of 4
CCH 2003016 LD DG
PREPARED BY:
Henson & Efron, P.A. (CD)
220 South Sixth Street, Suite 1800
Minneapolis, MN 55402
(612) 339-2500

AFTER RECORDING
RETURN TO:
Much Shelist, P.C.
191 N. Wacker Drive, Suite 1800
Chicago, Illinois 60606
Attn: Scott L. David

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED made and executed this 25th day of September, 2020, by nVent Thermal LLC, a Delaware limited liability company, whose address is 1665 Utica Avenue South, Suite 700, Minneapolis, MN 55416 ("Grantor") to SBS 2505 Building LLC, an Illinois limited liability company, whose address is 2850 W. 139th St., Blue Island, Illinois 60406 ("Grantee").

WITNESSETH

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) to Grantor in hand paid by Grantee, the receipt of which is acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY to Grantee, and Grantee's successors and assigns forever, that certain piece, parcel or tract of land situate in Cook County, Illinois, as described on Exhibit "A" attached hereto (the "Property").

SUBJECT TO all real estate taxes not yet delinquent, covenants, conditions, restrictions, easements, rights of way and other matters of record, applicable zoning, land use, and similar laws and regulations, and any and all matters which would be disclosed by an accurate survey of the real estate.

AND the Grantor does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and Grantor will WARRANT AND DEFEND the title to the land conveyed, against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

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Exhibit A

Legal Description

The East 125.00 feet of Lot 3 as measured along the South line of 147th Street in Bud Simborg's Subdivision of part of the Northeast fractional $\frac{1}{4}$ of the Southeast fractional $\frac{1}{4}$ of Section 12, Township 36 North, Range 13 East of the Third Principal Meridian, North of the Indian boundary line and part of the Southwest fractional $\frac{1}{4}$ of Section 7, Township 36 North, Range 14 East of the Third Principal Meridian, North of the Indian Boundary line, in Cook County, Illinois.

PIN: 28-12-443-001-0000

Address: 2505 Walter Zimny Drive
Posen, Illinois 60469

Property of Cook County Clerk's Office