### **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

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CCHI 200 3016LD 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. F.C.
191 N. Wacker Dive, Suite 1800
Chicago, Illinois 600%
Attn: Scott L. David

#### SI ECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED made and executed this 25 day of September, 2020, by nVent Thermal LLC, a Delaware limited liability company, whose address is 1665 Utica Avenue South, Suite 700, Minneapolis, MN 55415 ("Grantor") to SBS 2505 Building LLC, an Illinois limited liability company, whose address is 2650 W. 139th St., Blue Island, Illinois 60406 ("Grantee").

#### WITNESSETH

GRANTOR, for and in consideration of the sum of TEN AND NC/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 successor 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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Grantor represents that the Property conveyed by this Special Warranty Deed is not homestead property and is not subject to the statutes of the State of Illinois providing for the exemption of homesteads from sale on execution or otherwise.

	nt Thermal LLC
Ву_	Randolph A. Wacker
Its	Pregdent + Treasurer

STATE OF MINNESOTA

S.S.

COUNTY OF Jun.

On September 32020, before me, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the entity upon behalf of vinich the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary Public

CHARLAIN r i. EERG
Notary Public-Min ssota
My Commission Author Jan 315

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## **UNOFFICIAL COPY**

### 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 1/4 of the Southeast fractional 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 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:

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Of Columns Clarks Office 2505 Walter Zimny Drive

Posen, Illir cis 60469