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THIS INSTRUMENT WAS PREPARED BY:

Kevin G. Nieland, Esq.
Greenberg Traurig, LLP
77 West Wacker Drive
Suite 3100
Chicago, Illinois 60601



Doc# 2103617042 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/05/2021 11:48 AM PG: 1 OF 4

AFTER RECORDING THIS INSTRUMENT
SHOULD BE RETURNED TO AND MAIL
TAX STATEMENTS TO:

CCH Property Holdings, LLC
816 Lake Avenue
Wilmette, Illinois 60091
Attn: Michael Chookaszian

Above Space for Recorder's Use

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH THAT TEF SHERMER LLC, an Illinois limited liability company, whose address is 8601 W. Bryn Mawr Avenue, Suite 112, Chicago, Illinois 60631 ("**Grantor**"), as of this 27 day of January, 2021, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt, adequacy and sufficiency of which is hereby acknowledged, **REMISES, RELEASES, ALIENATES, CONVEYS AND WARRANTS** to CCH PROPERTY HOLDINGS, LLC, an Illinois limited liability company, whose address is 816 Lake Avenue, Wilmette, Illinois 60091 ("**Grantee**"), the following described real property located in the County of Cook, State of Illinois and legally described as follows (the "**Property**"):

See legal description attached hereto as **Exhibit A** and hereby made a part hereof.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, all the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described property, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** said property, with the appurtenances, unto Grantee, its successors and assigns forever.

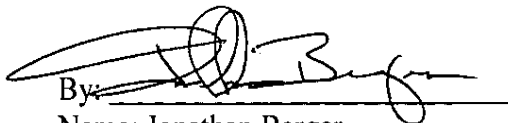
And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that said property against all persons lawfully claiming, or to claim the same, by through and under Grantor, but not otherwise, Grantor will **WARRANT AND DEFEND**, subject to: the permitted title exceptions, as described on **Exhibit B** attached hereto and hereby made a part hereof.

[SIGNATURE PAGE TO FOLLOW]

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the date first set forth above.

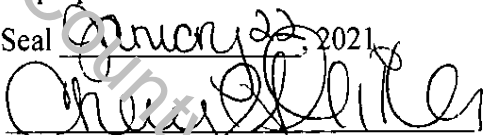
TEF SHERMER LLC,
 an Illinois limited liability company

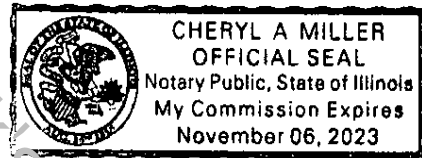
By: 
 Name: Jonathan Berger
 Its: Authorized Signatory



STATE OF Ill)
) SS
 COUNTY OF Cook)

The undersigned, a Notary Public in and for the State and County aforesaid, does hereby certify that Jonathan Berger, as Authorized Signatory of TEF Shermer 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 and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal January 22, 2021


 Notary Public



REAL ESTATE TRANSFER TAX		31-Jan-2021
	COUNTY:	510.00
	ILLINOIS:	1,020.00
	TOTAL:	1,530.00

04-10-302-038-0000 | 20210101623607 | 1-015-637-008

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**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Legal Description

That part of the Northwest 1/4 of the Southwest 1/4 of Section 10, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

Beginning at a point in the South Line of the Northwest 1/4 of the Southwest 1/4 of said Section, 571.08 feet East of the West Line of said Section; thence Northwesterly, 393.73 feet to a point in the centerline of Shermer Avenue, said point being 570.16 feet Northeasterly of the intersection of said centerline of Shermer Avenue, with the South Line of the Northwest 1/4 of the Southwest 1/4, aforesaid; thence Southwesterly along the center of Shermer Avenue, 40.00 feet; thence Southeasterly 366.44 feet to a point in the South Line of said Northwest 1/4 of the Southwest 1/4, for a distance of 45.00 feet West of the point of beginning; thence East to the point of beginning

Except therefrom the Northwesterly 33 feet taken for Shermer Avenue; and excepting that part described as follows: beginning at the Southeast corner of above described tract; thence Northwesterly 169.45 feet; thence Westerly at right angles, a distance of 40.45 feet to a point on the Southwesterly Line of above described tract; thence Southeasterly along the Southwesterly line of above described tract 153.86 feet to a point on the South Line of the Northwest 1/4 of the Southwest 1/4 of said Section 10, said point being 45 feet West of the point of beginning; thence East along said South Line of the Northwest 1/4 of the Southwest 1/4 45 feet to the point of beginning, in Cook County, Illinois.

Commonly known as 1349 Shermer Road, Northbrook, Cook County, Illinois.

Tax Identification Number: 04-10-302-038-0000

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**EXHIBIT B
TO
SPECIAL WARRANTY DEED**

Permitted Title Exceptions

1. Covenants, conditions, easements and restrictions of record
2. Public and utility easements
3. Acts done by or suffered through Grantee
4. All special governmental taxes or assessments confirmed or unconfirmed
5. Homeowners or condominium association declaration and bylaws, if any
6. General real estate taxes not yet due and payable
7. Rights of tenants under existing leases affecting the Property, if any

Property of Cook County Clerk's Office