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Karen A. Yarbrough
Cook County Clerk
Date: 03/03/2021 02:13 PM Pg: 1 of 8

Dec ID 20210201633127
ST/CO Stamp 1-577-382-928 ST Tax \$8,000.00 CO Tax \$4,000.00

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20 NW 5719 36200
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SPECIAL WARRANTY DEED

THIS INSTRUMENT, made on the 8th day of February, 2021 by and between Northbrook Commercial Properties, L.L.C., an Illinois limited liability company, having its principal place of business at 1818 Skokie Blvd., Northbrook, IL 60015 ("Grantor") and Luminex Corporation, a Delaware corporation having its principal place of business at 12212 Technology Blvd, Austin TX 78727 ("Grantee").

Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents, sell warrant and convey unto the said Grantee, its successors and assigns, the lots, tracts or parcels of land lying, being and situated in the County of Cook, State of Illinois, and more fully described on Exhibit A attached hereto and incorporated herein by reference, together with all buildings, facilities and other improvements, located thereon (collectively, the "Property").

TO HAVE AND TO HOLD the Property aforesaid with all and singular the rights, easements, privileges, appurtenance and immunities thereto belonging or in anywise appertaining unto the said Grantee and unto Grantee's successors and assigns forever, the said Grantor hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois and hereby covenanting that Grantor will warrant and defend the title to said Property unto the said Grantee and unto Grantee's successors and assigns, against the lawful claims and demands of all persons claiming under or through Grantor, but not otherwise.

Subject, however, to the following: (a) general real estate taxes for the year 2020 and all subsequent years; (b) acts of Grantee; and (c) such other permitted exceptions as are set forth in Exhibit B attached hereto.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

Northbrook Commercial Properties, L.L.C.
an Illinois limited liability company

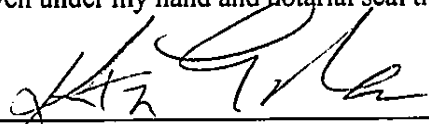
By: Jamal Alwattar
Name and Title: Jamal Alwattar, Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify that Jamal Alwattar, personally known to me to be the same person whose name is subscribed to the foregoing instrument and personally known to me to be a manager of Northbrook Commercial Properties, L.L.C., an Illinois limited liability company, 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 purposes therein set forth.

Given under my hand and notarial seal this 8th day of February, 2021.



NOTARY PUBLIC

This instrument prepared by:
Kenneth Goldin, Esq.
Goldin Hill and Associates
9100 West Plainfield Road
Brookfield, Illinois 60513



After recording return to:
Harry J. Leipsitz
Freeborn and Peters
311 South Wacker Drive
Suite 3000
Chicago IL 60606

Send subsequent tax bills to:
Luminex Corporation
4088 Commercial Avenue
Northbrook IL 60062

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Exhibit A

Legal Description of Property

LOT 2 IN THE PLAT OF RESUBDIVISION OF LOTS 2 AND 3 IN VORBROOK COMMERCIAL PARK AND OF LOT 1 IN E.M.I. RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 4 TO 9 INCLUSIVE, 12, 13, 14, 16 AND 17 IN VORBROOK COMMERCIAL PARK, IN SECTION 6, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO SAID PLAT OF RESUBDIVISION RECORDED AUGUST 3, 1995 AS DOCUMENT 95513270

Street Address: 4080-4100 Commercial Blvd., Northbrook, IL 60062

Permanent Index Number: 04-06-107-004-0000

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Exhibit B

Permitted Exceptions

1. TAXES NOT YET DUE AND PAYABLE.
2. A 30 FOOT BUILDING LINE AS SHOWN ON THE PLAT OF SAID SUBDIVISION OF VORBROOK COMMERCIAL PARK SUBDIVISION, RECORDED SEPTEMBER 11, 1975 AS DOCUMENT 23219091 AND FILED SEPTEMBER 12, 1975 AS DOCUMENT LR2829208 ALSO AS SHOWN ON PLAT OF RESUB RECORDED AUGUST 3, 1995 AS DOCUMENT 95513270 , OVER THE SOUTHEASTERLY LINE.
3. A 10 FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE, AS SHOWN ON PLAT OF VORBROOK COMMERCIAL PARK SUBDIVISION RECORDED SEPTEMBER 11, 1975 AS DOCUMENT 23219091 AND FILED SEPTEMBER 12, 1975 AS DOCUMENT LR2829208, ALSO AS SHOWN ON PLAT OF RESUB RECORDED AUGUST 3, 1995 AS DOCUMENT 95513270 OVER THE SOUTHEASTERLY LINE.
4. A 5 FOOT EASEMENT FOR ELECTRICITY AND TELEPHONE, AS SHOWN ON PLAT OF VORBROOK COMMERCIAL PARK SUBDIVISION RECORDED SEPTEMBER 11, 1975 AS DOCUMENT 23219091 AND FILED SEPTEMBER 12, 1975 AS DOCUMENT LR2829208, ALSO AS SHOWN ON PLAT OF RESUB RECORDED AUGUST 3, 1995 AS DOCUMENT 95513270, OVER THE SOUTHWESTERLY LINE.
5. A 30 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, AS SHOWN ON PLAT OF VORBROOK COMMERCIAL PARK SUBDIVISION RECORDED SEPTEMBER 11, 1975 AS DOCUMENT 23219091 AND FILED SEPTEMBER 12, 1975 AS DOCUMENT LR2829208, ALSO AS SHOWN ON PLAT OF RESUB RECORDED AUGUST 3, 1995 AS DOCUMENT 95513270 OVER THE SOUTHEASTERLY LINE.
6. A 20 FOOT EASEMENT FOR DRAINAGE PURPOSES, AS SHOWN ON PLAT OF VORBROOK COMMERCIAL PARK SUBDIVISION RECORDED SEPTEMBER 11, 1975 AS DOCUMENT 23219091 AND FILED SEPTEMBER 12, 1975 AS DOCUMENT LR2829208, ALSO AS SHOWN ON PLAT OF RESUB RECORDED AUGUST 3, 1995 AS DOCUMENT 95513270 OVER THE NORTHWESTERLY LINE.

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7. A 10 FOOT EASEMENT FOR ELECTRICITY AND TELEPHONE, AS SHOWN ON PLAT OF VORBROOK COMMERCIAL PARK SUBDIVISION RECORDED SEPTEMBER 11, 1975 AS DOCUMENT 23219091 AND FILED SEPTEMBER 12, 1975 AS DOCUMENT LR2829208, ALSO AS SHOWN ON PLAT OF RESUB RECORDED AUGUST 3, 1995 AS DOCUMENT 95513270 OVER THE NORTHWESTERLY LINE.
8. A 20 FOOT EASEMENT FOR DRAINAGE AND WATER MAIN, AS SHOWN ON PLAT OF VORBROOK COMMERCIAL PARK SUBDIVISION RECORDED SEPTEMBER 11, 1975 AS DOCUMENT 23219091 AND FILED SEPTEMBER 12, 1975 AS DOCUMENT LR2829208, ALSO AS SHOWN ON PLAT OF RESUB RECORDED AUGUST 3, 1995 AS DOCUMENT 95513270 OVER THE NORTHEASTERLY LINE.
9. EASEMENT OVER PART OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE NORTHERN ILLINOIS GAS COMPANY AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS, AND AS SHOWN ON GRANT RECORDED OCTOBER 20, 1983 AS DOCUMENT 26829668, AND AS DEPICTED ON SURVEY PREPARED BY PAUL LOTZ, ORDER NO. 84-1-8, RECERTIFIED FEBRUARY 27, 1984.
10. EASEMENT IN, UPON, UNDER, OVER AND ALONG PART OF THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, RECORDED DECEMBER 13, 1983 AS DOCUMENT 26894689, AND AS DEPICTED ON SURVEY PREPARED BY PAUL LOTZ, ORDER NO. 84-1-8, RECERTIFIED FEBRUARY 27, 1984.
11. EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF VILLAGE OF NORTHBROOK, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 95513270, AFFECTING THE AREAS DESIGNATED "EASEMENT FOR PUBLIC UTILITIES" ON SAID PLAT.

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12. EASEMENT FOR STORM SEWER IN FAVOR OF THE VILLAGE OF NORTHBROOK, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 95513270, AFFECTING THE AREAS DESIGNATED "EASEMENT FOR STORM SEWER" ON SAID PLAT.
13. EASEMENT FOR STORM WATER DRAINAGE IN FAVOR OF THE VILLAGE OF NORTHBROOK AND FOR THE BENEFIT OF THE OWNERS OF ALL OF THE LOTS IN THIS SUBDIVISION, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 95513270, AFFECTING THE AREAS DESIGNATED "EASEMENT FOR STORM WATER DRAINAGE" ON SAID PLAT.
14. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, THE ILLINOIS BELL TELEPHONE COMPANY AND NORTHERN ILLINOIS GAS COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 95513270, AFFECTING THE PROPERTY SHOWN WITHIN THE DOTTED LINES AND MARKED "EASEMENT" ON SAID PLAT. AFFECTS THE NORTHWESTERLY 20 FEET, THE NORTHWESTERLY 10 FEET, THE SOUTHWESTERLY 5 FEET, THE SOUTHEASTERLY 10 FEET AND THE SOUTHERLY 20 FEET OF THE NORTHERLY 90 FEET OF THE LAND.
15. THE FOLLOWING RECITAL AS SHOWN ON THE PLAT OF RESUBDIVISION RECORDED AS DOCUMENT 95513270: "ANY EASEMENTS OR RIGHT OF WAY ON THE PROPERTY SHOWN ON THIS PLAT OF SUBDIVISION THAT HAVE BEEN PREVIOUSLY GRANTED BY ANOTHER PLAT OR DOCUMENT SHALL NOT BE DEEMED TO BE RELEASED OR VACATED BECAUSE THEY ARE NOT SHOWN ON THIS PLAT".

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16. EASEMENT IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY, THE COMMONWEALTH EDISON COMPANY AND NORTHERN ILLINOIS GAS COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 23219091 AND FILED AS DOCUMENT LR2829208, AFFECTING THE PROPERTY LYING WITHIN THE DOTTED LINES AND MARKED "EASEMENT" ON SAID PLAT. AFFECTS THE NORTHWESTERLY 20 FEET, THE NORTHWESTERLY 10 FEET, THE SOUTHWESTERLY 5 FEET, THE SOUTHEASTERLY 10 FEET AND THE SOUTHERLY 20 FEET OF THE NORTHERLY 90 FEET OF THE LAND.
17. BUILDING LINE AND EASEMENTS AS SHOWN ON THE PLAT OF RESUBDIVISION RECORDED AUGUST 1, 1995 AS DOCUMENT 95513270.
18. TERMS AND PROVISIONS OF VILLAGE OF NORTHBROOK ORDINANCE 2017-37 RECORDED AUGUST 28, 2018 AS DOCUMENT NO. 1724029099 GRANTING A SPECIAL PERMIT FOR AN ACCESSORY RETAIL FACILITY IN THE I-1 RESTRICTED INDUSTRIAL DISTRICT.
19. ORDINANCE 2020-3 RECORDED FEBRUARY 13, 2020 AS DOCUMENT 2004440011 APPROVING RENEWAL OF ORDINANCE NO. 17-37.
20. PLAT OF HIGHWAYS BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY RECORDED AUGUST 16, 2019 AS DOCUMENT 1922806150.
21. AN ENCROACHMENT OF THE CONCRETE WALK SITUATED ON LAND ADJOINING TO THE SOUTH INTO OR ONTO SAID LAND, AS DISCLOSED BY SURVEY PREPARED BY GREMLEY & BIEDERMANN, DATED DECEMBER 30, 2020, NO. 2020-28439-001.
22. PARTY WALKWAY LOCATED ON THE LAND AND THE PROPERTY EAST AND ADJOINING, AS DISCLOSED BY SURVEY PREPARED BY GREMLEY & BIEDERMANN, DATED DECEMBER 30, 2020, NO. 2020-28439-001, AND ANY AND ALL POSSIBLE RIGHTS AND OBLIGATIONS RELATING THERETO.
23. ENCROACHMENT OF THE SIGN LOCATED MAINLY ON THE LAND ONTO THE EASEMENT SHOWN HEREIN AT EXCEPTION REFERENCING DOCUMENT(S) 23219091 AND FILED A DOCUMENT IR2829208 (INTO 30 FOOT EASEMENT

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ALONG THE SOUTH LINE) AND OF THE REFRIGERATORS SHOWN HEREIN AT EXCEPTION REFERENCING DOCUMENT 26829668 (INTO 10 FOOT EASEMENT), AS DISCLOSED BY SURVEY PREPARED BY GREMLEY & BIEDERMANN, DATED DECEMBER 30, 2020, NO. 2020-28439-001.

Property of Cook County Clerk's Office