

UNOFFICIAL COPY

Doc#: 2107046044 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/11/2021 10:17 AM Pg: 1 of 3

WARRANTY DEED

Illinois Statutory
(Individual to Individual)

Dec ID 20210101622014
ST/CO Stamp 0-150-989-840 ST Tax \$4,500.00 CO Tax \$2,250.00

MAIL TO: 1965T068066RM 1/8
Tollway Center LLC
1640 Powers Ferry Rd SE ST# 301
MARIETTA, GA 30067

NAME & ADDRESS OF TAXPAYER:

THE GRANTOR(S), **Tollway Centre Partners, LLC**, an Illinois limited liability company, located in the Village of Hoffman Estates, County of Cook, State of Illinois* for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **Tollway Center, LLC**, a Delaware limited liability company located in the City of Marietta, County of Marietta, state of GA, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*and Jeff Beckwith and Ralph Neiderhiser, both of Clinton, Iowa

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to: (1) Easements, restrictions and conditions of record; and (2) General real estate taxes not due and payable at the time of closing; (3) building lines, if any, so long as they do not interfere with current use and enjoyment of the property.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises, forever.

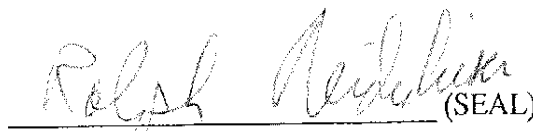
Permanent Index Number: 07-06-201-012-0000 & 07-06-201-013-0000
Property Address: 2400 Hassell Road, Hoffman Estates, IL 60169

Permanent Index Number: 07-06-102-018-0000 & 07-06-102-019-0000
Property Address: 2200 Stonington Avenue, Hoffman Estates, IL 60169

DATED THIS 29 day of January, 2021



(SEAL)
Darren Nasafir, Manager
For Tollway Centre Partners, LLC



(SEAL)
Ralph Neiderhiser



(SEAL)
Jeff Beckwith

(SEAL)

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STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY** manager for Tollway Centre Partners, LLC **CERTIFY THAT Darren Nasatir, Ralph Neiderhiser, and Jeff Beckwith** personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 29 day of January, 2021

My commission expires on February 20, 2022



Courtney Sessler
Notary Public

IMPRESS SEAL HERE

N/A COUNTY-ILLINOIS TRANSFER STAMPS EXEMPT UNDER PROVISIONS OF PARAGRAPH SECTION 4, REAL ESTATE TRANSFER ACT

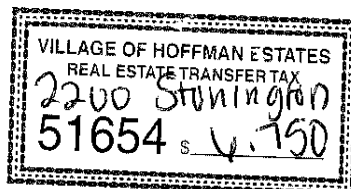
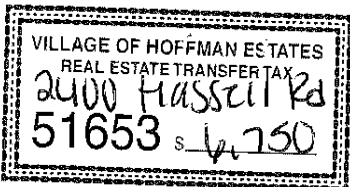
DATE:

Buyer, Seller, or Representative

NAME AND ADDRESS OF PREPARER:

Joseph V. Maggio
Attorney at Law
1218 W. Northwest Highway
Palatine, Illinois 60067

**This conveyance must contain the name and address of the Grantee for tax billing purposes:(Chap. 55 ILCS 5/3-5 020) and the name and address of the person preparing the instrument:(Chap. 55 ILCS 5/3-5022).



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LEGAL DESCRIPTION

Order No.: 19GST068026RM

For APN/Parcel ID(s): 07-06-201-012-0000, 07-06-201-013-0000, 07-06-102-018-0000 and
07-06-102-019-0000

Parcel 1:

Lot 8 in Barrington Square Industrial Center Unit No. 1, being a Subdivision of parts of fractional Section 6, Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Lots 1 & 2 in Moser's Resubdivision, being a Resubdivision of Lot 2 and that part of Lot 3, lying South of a line drawn at right angles, through a point on the East line of said Lot 3, 274.00 feet South of the Northeast corner of said Lot 3, all in the Resubdivision of part of Lot 12, and all of Lot 13 in Barrington Square Industrial Center Unit No. One, and all of Lot 14 in Barrington Square Industrial Center Unit No. Two, both being a Subdivision of part of fractional Section 6, Township 41 North, Range 10 East of the Third Principal Meridian, according to the Plat thereof recorded January 24, 1977 as document 2379795Z, in Cook County, Illinois.

Parcel 3:

Easement for benefit of a portion of Parcel 2 for ingress and Egress as created by Grant of Easement recorded as document 23495220.