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Doc#: 2108412017 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/25/2021 07:25 AM Pg: 1 of 4

Dec ID 20210201646803
ST/CO Stamp 2-097-724-432 ST Tax \$700.00 CO Tax \$350.00

**LIMITED WARRANTY
DEED
ILLINOIS STATUTORY**

(1)

CC411904083LDRM

CLEARY INVESTMENT PARTNERS, LP, an Illinois limited partnership (the "Grantor"), of the City of Arlington Heights, County of Cook, and State of Illinois, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) paid to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, subject to the exceptions hereinafter set forth, hereby **GRANTS, SELLS and CONVEYS** unto VERMONT STREET PROPERTIES, LLC, a Illinois limited liability company (the "Grantee"), with an address of 1530 W. Northwest Highway, Arlington Heights, Illinois 60004, certain land located in the Village of Arlington Heights, County of Cook, and State of Illinois, and being more particularly described in Exhibit A attached hereto and incorporated herein by reference, together with all improvements located on such land (such land and improvements being collectively referred to as the "Property").

This conveyance is made and accepted subject to the following exemptions: (a) covenants, conditions and restrictions of record as set forth in Exhibit B attached hereto; (b) general taxes for the year 2020 and subsequent years, which are not yet due and payable as for the closing date, including taxes which may accrue by reason of new or additional improvements; (c) acts of Grantee or its authorized agents; and (d) any other matters approved in writing by Grantee.

TO HAVE AND TO HOLD the Property, together with all rights and appurtenances pertaining thereto, unto Grantee and Grantee's successors, heirs and assigns forever, and Grantor does hereby bind itself and its successors and heirs to warrant and forever defend the Property unto Grantee and Grantee's successors, heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, for matters arising subsequent to the vesting of title in Grantor.

Permanent Real Estate Index Number: 03-07-204-010-0000

Address of Real Estate: 210 W. Campus Drive, Arlington Heights, Illinois 60004

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Notwithstanding any provision to the contrary, Grantor makes no warranties of any nature or kind, whether statutory, express or implied, with respect to the physical condition of the Property (including without limitation any and all improvements located thereon and/or comprising a part thereof), and Grantee by its acceptance of this Deed accepts the physical condition of this Property "AS IS, WITH ALL FAULTS."

Dated this 27th day of February, 2021.

Seller:

CLEARY INVESTMENT PARTNERS, LP
An Illinois limited partnership

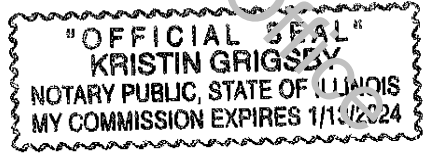
By: Loretta B. Cleary
Loretta B. Cleary
Its: Managing General Partner

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **Loretta B. Cleary**, Managing General Partner of **CLEARY INVESTMENT PARTNERS, LP**, an Illinois limited partnership, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27th day of February, 2021.

Kristin Grigsey
Notary Public



Prepared By:
Michael T. O'Connor
Fuchs & Roselli, Ltd.
200 South Wacker Drive,
Suite 600
Chicago, Illinois 60606

Mail To:
Jim Habel, Esq.
851 Dovington Court
Hoffman Estates, IL 60169

Name & Address of Taxpayer:
Vermont Street Properties, LLC
1530 W. Northwest Highway
Arlington Heights, IL 60004

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EXHIBIT A

LEGAL DESCRIPTION

LOT 17 IN RESUBDIVISION OF LOT 1 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER, UNIT NO. 2, BEING A SUBDIVISION OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ADDRESS: 210 WEST CAMPUS DRIVE, ARLINGTON HEIGHTS, IL 60004

P.I.N. #: 03-07-204-010-0000

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Exhibit B

Permitted Exceptions

1. Accrued and unpaid, but non-delinquent real estate taxes for PINs:
03-07-204-010-0000
2. Right of way for drainage tiles, ditches, feeders and laterals.
3. 10 foot easement over the East line as shown on the Plat, recorded December 23, 1968 as document 20710559.
4. A 40 foot building line back from the West Line as shown on the Plat, recorded December 23, 1968 as document 20710559.
5. Easement in favor of the Commonwealth Edison Company and the Illinois Bell Telephone Company for Pole Lines and conduits over the East 10 feet of the Land as shown on Plat, recorded December 23, 1968 as document 20710559.

Property of Cook County Clerk's Office