

CCH12100202LD D6

After recording mail to:

Much Shelist, P.C.  
660 Newport Center Drive, Suite 900  
Newport Beach, CA 92660  
Attn: Glenn D. Taxman



Doc# 2109834035 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/08/2021 10:42 AM PG: 1 OF 3

Send subsequent tax bills to:

SFP Commercial Real Estate, LLC  
2625 Butterfield Road, Suite 213W  
Oak Brook, IL 60523  
Attn: Property Management

**SPECIAL WARRANTY DEED**

THIS INDENTURE is made as of March <sup>25<sup>th</sup></sup>, 2021 between CHP LANDWEHR, LLC, an Illinois limited liability company, of 2625 Butterfield Road, Suite 213W, Oak Brook, IL 60523 ("Grantor"), and HMC CHP 700 LANDWEHR, LLC, a Delaware limited liability company, of 2625 Butterfield Road, Suite 213W, Oak Brook, IL 60523 ("Grantee"). For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor REMISES, RELEASES, ALIENS AND CONVEYS to Grantee and to its successors and assigns, FOREVER, all of the following described real estate, situated in Cook County in the State of Illinois, known and described as follows:

**See attached and incorporated Exhibit A**

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

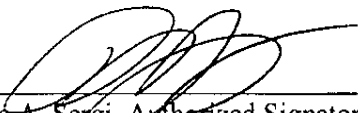
And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND, subject only to real estate taxes not yet due and payable, covenants, conditions, easements and restrictions of record; acts done or suffered through Grantee; and existing leases and tenancies.

**(SIGNATURE PAGE FOLLOWS)**

# UNOFFICIAL COPY

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



**CHP LANDWEHR, LLC,**  
**an Illinois limited liability company**

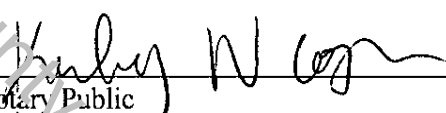
By:   
\_\_\_\_\_  
Dominic A. Sergi, Authorized Signatory

STATE OF ILLINOIS                    )  
  )     SS.  
COUNTY OF DU PAGE                )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Dominic A. Sergi**, personally known to me to be the Authorized Signatory of **CHP LANDWEHR, LLC**, and 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 said instrument as such Authorized Signatory of the limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal as of March 19, 2021.

REAL ESTATE TRANSFER TAX		29-Mar-2021
	COUNTY:	1,050.00
	ILLINOIS:	2,100.00
	TOTAL:	3,150.00
04-05-304-021-0000   20210301667905   0-231-944-720		

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 11/14/22



This document was prepared by:

Glenn D. Taxman  
Much Shelist, P.C.  
660 Newport Center Drive, Suite 900  
Newport Beach, CA 92660

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**EXHIBIT A  
TO  
SPECIAL WARRANTY DEED**

Legal Description

PARCEL 1:

LOT 1 IN LANDWEHR ROAD RESUBDIVISION OF LOT 1 IN BLOCK 4 IN THE FIRST RESUBDIVISION OF SKY HARBOR INDUSTRIAL PARK UNIT NUMBER 1 SUBDIVISION IN THE SOUTH 1/2 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

RECIPROCAL EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 12 AND ½ FEET OF LOT 2 IN LANDWEHR ROAD RESUBDIVISION AS CONTAINED ON THE PLAT OF RESUBDIVISION RECORDED AS DOCUMENT NUMBER 24801056, IN COOK COUNTY, ILLINOIS

Commonly known as: 700-714 Landwehr Rd., Northbrook, IL 60062

04-05-304-021