

10 of 14

CPH12100205LD 06

After recording mail to:

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



Doc# 2109834038 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/08/2021 10:46 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 25th, 2021 between CHP WHEELING, LLC, an Illinois limited liability company, of 2625 Butterfield Road, Suite 213W, Oak Brook, IL 60523 ("Grantor"), and HMC CHP 1475 WHEELING, 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)



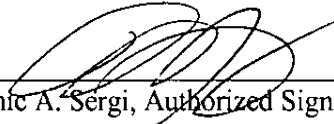
Real Estate Transfer Approved

Initials MB Date 3/30/21
VALID FOR A PERIOD OF THIRTY (30)
DAYS FROM THE DATE OF ISSUANCE

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.

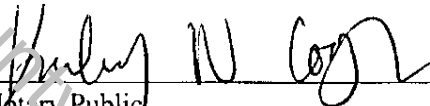
CHP WHEELING, LLC,
an Illinois limited liability company

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 WHEELING, 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.

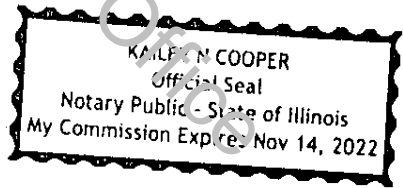
GIVEN under my hand and notarial seal as of March 19, 2021.



Notary Public

REAL ESTATE TRANSFER TAX		29-Mar-2021
	COUNTY:	1,525.00
	ILLINOIS:	3,050.00
	TOTAL:	4,575.00
03-14-303-010-0000 20210301667931 0-777-667-088		

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

UNOFFICIAL COPY

**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Legal Description

LOTS 26, 27, 28 AND 29 TAKEN AS A TRACT, IN FIRST ADDITION TO PALATINE EXPRESSWAY INDUSTRIAL PARK, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 27, 1970 AS DOCUMENT 2493375 IN COOK COUNTY, ILLINOIS.

(EXCEPTING FROM SAID TRACT THAT PART OF LOTS 28 AND 29 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 29; THENCE ON ASSUMED BEARING NORTH 0 DEGREES 00 MINUTES 17 SECONDS EAST ON THE WEST LINE OF SAID LOTS 28 AND 29, 274.51 FEET; THENCE SOUTH 2 DEGREES 51 MINUTES 28 SECONDS EAST 200.25 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 17 SECONDS WEST 74.50 FEET TO THE SOUTH LINE OF SAID LOT 29; THENCE SOUTH 89 DEGREES 57 MINUTES 02 SECONDS WEST ON SAID SOUTH LINE, 10.00 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY ILLINOIS.

Commonly known as: 1475 Wheeling Rd., Wheeling, IL 60090

03-14-303-010-0000
03-14-303-011-0000
03-14-303-012-0000
03-14-303-013-0000