

# UNOFFICIAL COPY

Doc#: 2135412187 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/20/2021 02:15 PM Pg: 1 of 4

## THIS INSTRUMENT WAS PREPARED BY:

Dec ID 20211101639539  
ST/CO Stamp 1-361-752-720 ST Tax \$415.00 CO Tax \$207.50

Paul S. Balik, Esq.  
Miner, Barnhill & Galland, P.C.  
325 N. LaSalle Street, Suite 350  
Chicago, Illinois 60654

## AFTER RECORDING RETURN TO:

Bradley M. Ader, Esq.  
Burke Warren Mackay & Serritella  
330 N. Wabash, Suite 2100  
Chicago, Illinois 60611

7124-70572 182

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 9<sup>th</sup> day of December, 2021 by PAUL MITTLEMAN, not individually, but as Trustee of the FLOYD A. MITTLEMAN TRUST U/T/A/D NOVEMBER 18, 1994 ("Grantor"), having an address of 1508 W. Norwood St., Chicago, IL 60660, to TECHNYS CROSSING LLC, an Illinois limited liability company ("Grantee"), having an address of 1235 Somerset Dr., Glenview, IL 60025.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the City of Chicago, County of Cook and State of Illinois known and described more particularly on Exhibit "A", hereto (hereinafter referred to as the "Premises").

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 Premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the 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 during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth as "Permitted Exceptions" on Exhibit "B" attached hereto and made a part hereof; and that subject to such Permitted Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

# UNOFFICIAL COPY

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

**Grantor:**

**Floyd A. Mittleman Trust u/t/a/d November 18, 1994**

By:   
Paul Mittleman, Trustee

State of ILLINOIS )  
  ) ss.  
County of COOK        )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Paul Mittleman, personally known to me to be the Trustee of Floyd A. Mittleman Trust u/t/a/d November 18, 1994, 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 as such Trustee, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act of said Trust.

Given under my hand and official seal, this 30<sup>th</sup> day of November, 2021.

Commission expires: 3/15/2022

  
NOTARY PUBLIC

Send Subsequent Tax Bills To:      TECHNY CROSSING LLC  
  1235 Somerset Dr.  
  Glenview, IL 60025



# UNOFFICIAL COPY

**EXHIBIT "A"**  
**to Special Warranty Deed**

**LEGAL DESCRIPTION**

LOT A OF SCHULTZ' RESUBDIVISION OF LOTS 1 AND 2 IN TAYLOR'S NORTHBROOK ACRES, A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 1950 AS DOCUMENT 14920038, IN COOK COUNTY, ILLINOIS.

LESS AND EXCEPT THAT PART OF LOT A DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT A; THENCE ON AN ASSUMED BEARING OF SOUTH 0 DEGREES 00 MINUTES 40 SECONDS EAST AND ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 15.00 FEET; THENCE NORTH 44 DEGREES 54 MINUTES 37 SECONDS WEST, A DISTANCE OF 21.24 FEET TO THE NORTH LINE OF SAID LOT A; THENCE SOUTH 89 DEGREES 52 MINUTES 33 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT A, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 04-16-405-027-0000

COMMON ADDRESS: 2005 TECHNY ROAD, NORTHBROOK, IL 60062

# UNOFFICIAL COPY

## **EXHIBIT "B"** **to Special Warranty Deed**

### **PERMITTED EXCEPTIONS**

1. General real estate taxes for 2021 and subsequent years not yet due and payable at the time of Closing.
2. Acts done or suffered by grantee or anyone claiming by, through, or under grantee.
3. Matters, if any, disclosed on the survey referenced as File No. 114-16 of the land prepared by Bryan J. Lee of R.E. Allen and Associates, LTD dated November 9, 2020, Professional Design Firm No. 184-002732.
4. A 30-foot building line on the north and east lines of the premises in question as shown on the plat of subdivision recorded as document 14820038.
5. A 10-foot utility easement on the south line of the premises in question as shown on the plat of subdivision recorded as document 14820038.
6. 30-foot building line along the North line of lot 1 in Taylor's Northbrook Acres Subdivision.
7. 30-foot building line along the East in Taylor's Northbrook Acres Subdivision.
8. Easement for public utilities over and across the South 10 feet of Lot 2 as established by plat of C.H. Taylor's Northbrook Acres recorded July 6, 1944 as document 13314268.
9. Provisions relating to location and construction of water wells and waste disposal systems contained in the plat of C.H. Taylor's Northbrook Acres aforesaid recorded July 6, 1944 as documents 13314268.
10. Non-exclusive agreement made by between the Village of Northbrook and Floyd Mittleman and Tobi Mittleman recorded November 2, 1993 as document 93887617 for a 10-foot easement for a public sidewalk (affects the North 10 feet).