



2136246882

Doc# 2136246882 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/28/2021 01:45 PM PG: 1 OF 5

This Instrument Prepared By:

Erin Felchner
Sidley Austin LLP
One South Dearborn
Chicago, IL 60603

When Recorded Return To:

Tur Ventures LLC
c/o CloudHC LLC
1212 New York Avenue NW
Suite 1000
Washington, D.C. 20005
Attn: Hossein Fateh

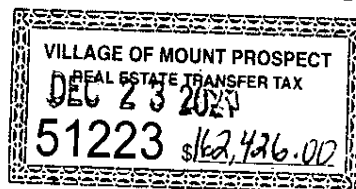
SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 28th day of DECEMBER, 2021, by **UNITED AIRLINES, INC.**, a Delaware corporation (the "Grantor"), with an office located at 233 South Wacker Drive, HDQOU, Chicago, Illinois 60606, to and in favor of **TUR VENTURES LLC**, a Delaware limited liability company, with an office located at 1212 New York Avenue NW, Suite 1000, Washington, D.C. 20005 (the "Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does hereby GRANT, SELL, ALIEN, REMISE, RELEASE AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, all of that land legally described on Exhibit A attached hereto and made a part hereof (the "Land"), which Land is situated in the County of Cook and State of Illinois, together with all of Grantor's right, title, interest and estate in and to: (i) all buildings, structures, improvements and fixtures located at the Land, (ii) all privileges, rights, easements, hereditaments, and appurtenances belonging to the Land, and (iii) all streets, alleys, passages and other rights-of-way included in the Land or adjacent thereto (the Land, together with the items included in clauses (i) through (iii) (inclusive) above is collectively referred to herein as, the "Transferred Property").

TO HAVE AND TO HOLD the Transferred Property unto Grantee and its successors and assigns forever.

And Grantor does hereby covenant, promise and agree to and with the Grantee, and its successors and assigns, that the Grantor has not done or suffered to be done anything whereby the Transferred Property hereby granted and conveyed hereby is or may be, in any manner, encumbered or charged, except as reflected on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions"), and that Grantor will WARRANT AND FOREVER DEFEND the Transferred Property unto Grantee and its successors and assigns, against all persons or entities making any claims or demands concerning the Transferred Property by, through or under the Grantor (but not otherwise), subject, however, to the Permitted Exceptions.



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1 of 7
FIDELITY NATIONAL TITLE

UNOFFICIAL COPY

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

GRANTOR:

UNITED AIRLINES, INC., a Delaware corporation

By: 
Name: Nathan Lopp
Title: Vice President Corporate Real Estate

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

I Laura A. Asmussen, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that Nathan Lopp, personally known to me (or proved to me on the basis of sufficient evidence) to be the Vice President Corporate Real Estate of United Airlines, Inc., a Delaware corporation, and personally known to me to be the same person whose name is subscribed to the within instrument, appeared before me this day in person, and acknowledged to me that he/she executed the said instrument as his/her free and voluntary act as such Vice President Corporate Real Estate of said corporation, and as the free and voluntary act of said United Airlines, Inc., for the uses and purposes set forth therein.

Given under my hand and official seal this 10th day of December, 2021.


Notary Public

Commission Expires: 08/08/2023



REAL ESTATE TRANSFER TAX 22-Dec-2021



COUNTY: 27,071.00
ILLINOIS: 54,142.00
TOTAL: 81,213.00

08-23-100-018-0000 | 20211201675029 | 1-493-457-552

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Send Future Tax Bills to:

Tur Ventures LLC
c/o CloudHQ LLC
1212 New York Avenue NW
Suite 1000
Washington, D.C. 20005
Attn: Hossein Fateh

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
RECORDS DIVISION
118 N. DEARBORN ST. ROOM 120
CHICAGO, IL 60602-1387

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EXHIBIT A TO SPECIAL WARRANTY DEED

THE LAND

Parcel 1:

Lot 1 in Friedrich Busse, Jr. Division of Land in Section 23, Township 41 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded February 20, 1911 as Document No. 4709799, except (A) that part of said Lot 1 taken for highways, and (B) that part falling in Blue Sky Subdivision according to the plat thereof recorded June 5, 2014 as Document No. 1415616048, in Cook County, Illinois.

Parcel 2:

The West 363.00 feet of Lot 2 in Linneman's Division of part of the Northeast 1/4 of Section 23, Township 41 North, Range 11, East of the Third Principal Meridian, and part of the Southeast 1/4 of Section 14, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded September 10, 1953 as Document No. 15716544, in Cook County, Illinois.

Parcel 3:

The North 120.00 feet of the West 363.00 feet of Lot 3 in Linneman's Division of part of the Northeast 1/4 of Section 23, Township 41 North, Range 11 East of the Third Principal Meridian, and part of the Southeast 1/4 of Section 14, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded September 10, 1953 as Document No. 15716544, in Cook County, Illinois.

Property Address: 1200 East Algonquin Road, Mount Prospect, Illinois
60056, and 1200 Dempster St., Mount Prospect,
Illinois 60056
PIN: 08-23-100-018-0000; 08-23-200-052-0000

Excluding all right, title and interest to that certain 30-foot and 35-foot easement set forth on the plat recorded with the Cook County Recorder of Deeds on June 5, 2014 as Document Number 1415616048 described as the "Private Sanitary & ComEd Easement".

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EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

All covenants, restrictions, conditions, easements, reservations, agreements and other matters of record.

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-4387
CHICAGO, IL 60602-4387

Cook County Clerk's Office