

# UNOFFICIAL COPY

Doc#: 2206106281 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/02/2022 02:36 PM Pg: 1 of 5

AFTER RECORDING RETURN TO:

Attorney John F. Cloutier  
120 W. Madison #200-9  
Chicago, IL 60602

Dec ID 20220201628229  
ST/CO Stamp 0-552-928-656 ST Tax \$3,260.00 CO Tax \$1,630.00

MAIL TAX BILLS TO:GRANTEES ADDRESS

TM SUMMIT LLC  
5750 N. Saint Louis Ave.  
Chicago, IL 60659

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of February **22**, 2022 by 805 SUMMIT, LLC, an Illinois limited liability company, having an address of 110 West Golf Rd., Schaumburg, Illinois 60195 (the "Grantor"), to TM SUMMIT LLC, an Illinois limited liability company, having an address of 5750 N. Saint Louis Ave.Chicago, Illinois 60659 (the "Grantee"):

WITNESSETH, Grantor, for and in consideration of the sum of Ten Dollars in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does hereby CONVEYS and WARRANTS unto the Grantee, its successors and assigns, FOREVER, the following described real estate, together with any and all improvements located thereon and all rights, easements and appurtenances thereto in any way belonging (collectively, the "Property"), situated in the County of Cook, State of Illinois, as more fully described on Exhibit "A" attached hereto and made a part hereof.

PERMANENT INDEX NUMBER: 06-07-302-075-0000

PROPERTY ADDRESS: 795-815 Summit Street  
Elgin, Illinois



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 and assigns, 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 "Existing Title Exceptions" on Exhibit "B" attached hereto and made a part hereof; and that subject to such Existing Title Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

[Signature page to follow]

FIDELITY NATIONAL TITLE  
0621034277

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Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER TAX**

01-Mar-2022



COUNTY:	1,630.00
ILLINOIS:	3,260.00
TOTAL:	4,890.00

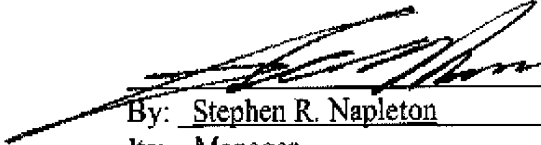
06-07-302-075-0000

|20220201628229 | 0-552-928-656

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IN WITNESS WHEREOF, Grantor has signed this instrument the day and year first above written.

805 SUMMIT LLC

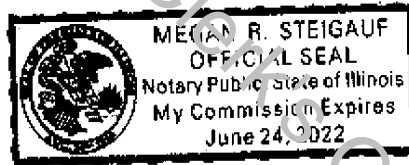
  
 By: Stephen R. Napleton  
 Its: Manager

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

The undersigned, Megan R. Steigauf, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Stephen R. Napleton, as Manager, is personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as their and voluntary act, on behalf of 805 SUMMIT LLC, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 22 day of February, 2022

Megan R. Steigauf  
 Notary Public



This instrument was prepared by: Megan S. Roche, James J. Roche & Associates, 920 N. York Rd., Ste 210, Hinsdale, IL 60521

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## EXHIBIT A

### LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4 THAT IS 2,327.35 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF HIAWATHA DRIVE EXTENDED SOUTHERLY AND ALSO ALONG SAID EAST LINE, A DISTANCE 434.09 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF W. R. M. N. RADIO PARK SUBDIVISION, A SUBDIVISION OF SAID SOUTHWEST 1/4; THENCE SOUTH 89 DEGREES 56 MINUTES 23 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 150.07 FEET MEASURED (150 FEET RECORD) TO THE SOUTHEAST CORNER THEREOF FOR THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 02 MINUTES 53 SECONDS EAST ALONG THE EAST LINE OF SAID LOT, A DISTANCE OF 150 FEET TO THE SOUTH LINE OF STATE ROUTE 58; THENCE NORTH 89 DEGREES 59 MINUTES 42 SECONDS EAST 336.41 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 24 SECONDS EAST 264.91 FEET TO A POINT 301.57 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 (AS MEASURED ALONG THE LAST DESCRIBED LINE); THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 214.97 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 28.64 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 122.90 FEET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 1 AFORESAID; THENCE NORTH 00 DEGREES 02 MINUTES 53 SECONDS EAST ALONG SAID EXTENDED LINE 86.24 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 06-07-302-075-0000

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. General real estate taxes for 2022 and subsequent years not yet due and payable.
2. LEASE MADE BY GOLF HIAWATHA LIMITED PARTNERSHIP TO BOND DRUG COMPANY OF ILLINOIS DATED SEPTEMBER 29, 1992 AND RECORDED OCTOBER 16, 1992 AS DOCUMENT NO. 92769911 AND MEMORANDUM RECORDED NOVEMBER 10, 1992 AS DOCUMENT 92837966, DEMISING THE LAND FOR A TERM OF YEARS BEGINNING MARCH 1, 1993 AND ENDING FEBRUARY 28, 2043, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE. RATIFICATION AGREEMENT RECORDED AS DOCUMENT 92903860. SUBORDINATED TO THE MORTGAGE RECORDED AS DOCUMENT 93465526 BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED SEPTEMBER 16, 1993 AS DOCUMENT 93743737.

Ratification agreement recorded as Document 92903860

3. EASEMENT, RECORDED SEPTEMBER 28, 1971 AS DOCUMENT 21642267, GRANTED TO THE COMMONWEALTH EDISON COMPANY, THE ILLINOIS BELL TELEPHONE COMPANY, AND THEIR SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, OF THE RIGHT, PERMISSION AND AUTHORITY TO CONSTRUCT, MAINTAIN, RELOCATE AND RENEW EQUIPMENT CONSISTING OF POLES, POLE STRUCTURES, PUSH POLES, ANCHORS, GUYS, CONDUITS, WIRES, CABLES AND OTHER NECESSARY ELECTRICAL FACILITIES, UPON, ALONG, OVER AND UNDER SAID PROPERTY AND TO TRANSMIT AND DISTRIBUTE BY MEANS OF SAID EQUIPMENT ELECTRICITY TO BE USED FOR HEAT, LIGHT, POWER, TELEPHONE AND OTHER PURPOSES, AND ALSO TO TRIM FROM TIME TO TIME SUCH TREES, BUSHES AND SAPLINGS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE GRANT HEREIN GIVEN, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID PROPERTY AT ALL TIMES FOR ANY AND ALL SUCH PURPOSES OVER THE MOST NORTHERLY 2 FEET OF THE LAND.
4. DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS RELATING TO LAND CONTAINED IN THE DOCUMENT RECORDED OCTOBER 6, 1992 AS DOCUMENT NUMBER 92743867, AND FIRST AMENDMENT RECORDED AS DOCUMENT 93044473, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.
5. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 92820288, AFFECTING THE PORTION, EXCEPT THOSE AREAS IMPROVED WITH A BUILDING, OF THE LAND.
6. TERMS, CONDITIONS AND LIMITATIONS CONTAINED IN THE NO FURTHER REMEDIATION LETTER RECORDED JUNE 24, 2003 AS DOCUMENT 0317518116.