

# UNOFFICIAL COPY

*CONT 22-012362D 2K 10/4*  
THIS INSTRUMENT PREPARED  
BY:

Deborah T. Haddad  
HADDAD LAW FIRM LLC  
300 Knightsbridge Parkway  
Suite 121  
Lincolnshire, IL 60069

AFTER RECORDING RETURN TO:  
Timothy S. Breems  
Ruff, Freud, Breems & Nelson, Ltd.  
200 North LaSalle Street, Suite 2020  
Chicago, IL 60601

Doc#: 2206207348 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/03/2022 09:31 AM Pg: 1 of 5

Dec ID 20220301639538  
ST/CO Stamp 0-180-503-952 ST Tax \$4,300.00 CO Tax \$2,150.00

ABOVE SPACE FOR RECORDER'S USE ONLY

## SPECIAL WARRANTY DEED

This Special Warranty Deed, made this *1st* day of March, 2022, between **LENZINI HOLDINGS, L.L.C.**, an Illinois limited liability company, as to an undivided 61% interest, and **630 S. HICKS, LLC**, an Illinois limited liability company, as to an undivided 39% interest ("**Grantors**"), and **TAZ HOLDINGS LLC- HICKS SERIES, an Illinois series limited liability company** ("**Grantee**"), WITNESSETH, that Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to Grantee's assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

**See Legal Description attached hereto as 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 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 Grantee and Grantee's successor and assigns forever.

And Grantors, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's heirs 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 it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those matters identified in **Exhibit B**.

**Permanent Real Estate Index Numbers: 02-23-313-005 and 02-23-313-006**

**Current Address of Real Estate: 630 S. Hicks Road, Palatine, Illinois 60067**

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IN WITNESS WHEREOF, said Grantors have caused its name to be signed to these presents on the day and year first above written.

GRANTORS:

**Lenzini Holdings, L.L.C.,  
an Illinois limited liability company**

Wendy Gold  
**By: Wendy Gold  
Its: Manager**

**630 S. Hicks, LLC,  
an Illinois limited liability company**

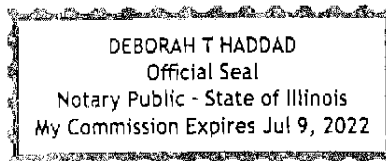
Wendy Gold  
**By: Wendy Gold  
Its: Manager**

STATE OF ILLINOIS     )  
                                  ) SS.  
COUNTY OF LAKE     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Wendy Gold, as Manager of Lenzini Holdings, L.L.C., an Illinois limited liability company (the "Company"), personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered said instrument as her own free and voluntary act, and as the free and voluntary act as Manager of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 10<sup>th</sup> day of March, 2022.

Deborah T. Haddad  
Notary Public

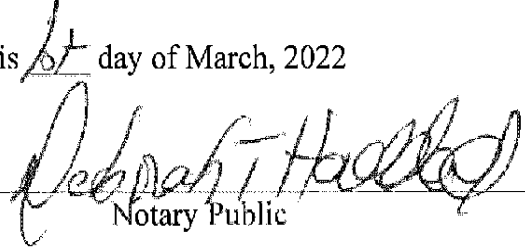


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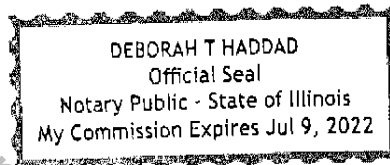
STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF LAKE        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Wendy Gold, as Manager of 630 S. Hicks, LLC, an Illinois limited liability company (the "Company"), personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered said instrument as her own free and voluntary act, and as the free and voluntary act as Manager of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 17 day of March, 2022

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

SEND SUBSEQUENT TAX BILLS TO:  
Taz Holdings, LLC - Hicks Series  
630 S. Hicks Road  
Palatine, IL 60067



OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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## EXHIBIT A

### Legal Description

LOTS 4 AND 5 IN KLEFSTAD'S PALATINE INDUSTRIAL PARK, A SUBDIVISION OF THAT PART OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST RIGHT OF WAY LINE OF STATE ROUTE NUMBER 53, IN COOK COUNTY, ILLINOIS.

**Permanent Real Estate Index Numbers: 02-23-313-005 and 02-23-313-006**

**Current Address of Real Estate: 630 S. Hicks Road, Palatine, Illinois 60067**

Property of Cook County Clerk's Office

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## EXHIBIT B TO SPECIAL WARRANTY DEED

### Permitted Title Exceptions

1. Acts of Grantee
2. Real Estate Taxes not yet due and payable.
3. Matters of Survey
4. Easement in favor of Northern Illinois Gas 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 Plat recorded/filed as Document No. 19478927, affecting the North 10.00 feet of Lot 5 of the Land.
5. Easement for sewer, water and public utilities as shown on the Plat of Subdivision recorded May 28, 1965 as document 19478927, over the North 10.00 feet of Lot 5.
6. Building Line as shown on the Plat of Subdivision aforesaid, over the East 50.00 feet of the Land.
7. Easement in favor of the Commonwealth Edison Company and 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 Plat recorded/filed as Document No. 19478927, affecting the North 10.00 feet of Lot 5 of the Land.
8. Easement for public utilities over the West 5.00 feet of the Land, as disclosed by Plat of Survey Prepared by Gremley & Biedermann, Inc., dated June 6, 1985, order number 851039.
9. Encroachment of the fence located mainly on the Land onto the property South of and adjoining by approximately 0.04 of a foot, as shown on Plat of Survey Number 1021883 Prepared by Gremley & Biedermann, Inc. Dated January 6, 2005.
10. Environmental Disclosure Documents recorded July 31, 1990  
as Document number: 90368804 and recorded December 26, 1990  
as Document number: 90623847