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This instrument prepared by:

Barack Ferrazzano Kirschbaum &
Nagelberg LLP
Jonathan Byron
200 W. Madison St., Suite 3900
Chicago, Illinois 60606

After Recording Return To and Mail Tax
Statements To:

Bridge Point Elk Grove Village 150, LLC
c/o Bridge Industrial
9525 W. Bryn Mawr, Suite 700
Rosemont, IL 60018
Attn: Ben Bischmann



Doc# 2208133187 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/22/2022 01:49 PM PG: 1 OF 5

This space reserved for Recorder's use only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made to be effective as of the 15th day of March, 2022, by **H&R MONUMENTAL, LLC**, an Illinois limited liability company ("Grantor"), having an address of 500 Bennett Rd. Elk Grove Village, IL 60007, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by these presents does hereby GRANT, BARGAIN, SELL, CONVEY AND TRANSFER to **BRIDGE POINT ELK GROVE VILLAGE 150, LLC**, a Delaware limited liability company ("Grantee"), having an address of 9525 W. Bryn Mawr, Suite 700, Rosemont, Illinois 60018, and its successors and assigns, FOREVER the real property located in the Village of Elk Grove, County of Cook, State of Illinois, as more particularly described on **Exhibit A** attached hereto and made a part hereof (the "Property"), subject to those matters described on **Exhibit B** attached hereto and made a part hereof (the "Permitted Exceptions").

Together with all and singular the hereditaments and appurtenances belonging thereto, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the Property unto Grantee forever in fee simple; subject only to the Permitted Exceptions. Grantor shall warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, except for claims arising under and by virtue of the Permitted Exceptions.

(Signature to Follow.)

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IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor on and as of the date first above written.

GRANTOR:

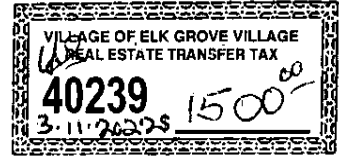
H&R MONUMENTAL, LLC, an Illinois limited liability company

By: Juan Huarcha
Name: Juan Huarcha
Its: Member

By: Esiterania ROA
Name: Esiterania ROA
Its: Member

Property of Cook County Clerk's Office

(Notaries Appear on Following Page.)



REAL ESTATE TRANSFER TAX		72-Mar-2022
		COUNTY: 750.00
		ILLINOIS: 500.00
		TOTAL: 750.00
08-21-202-024-0000	20220301647633	1-766-059-408

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EXHIBIT A

LEGAL DESCRIPTION

LOT 17 IN HIGGIN'S ROAD COMMERCIAL SUBDIVISION UNIT NO. 14, A RESUBDIVISION OF PART OF LOT 1 IN SCHARRINGHAUSEN'S SUBDIVISION OF THE NORTH 50 ACRES OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11 EAST AND PART OF THE NORTH 1/2 OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 500 Bennett Road, Elk Grove Village, Illinois 60007

PIN: 08-21-202-024-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES FOR THE YEAR(S) 2021 AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE.

PERMANENT INDEX NUMBERS:

08-21-202-024-0000

2. EASEMENTS, BUILDING LINES AND EASEMENT PROVISIONS AS SHOWN ON THE PLAT OF HIGGINS ROAD COMMERCIAL UNIT NO. 14 RECORDED FEBRUARY 8, 1967 AS DOCUMENT NUMBER 20059134, AS FOLLOWS:
 - a. 25 FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE ALONG THE SOUTH LINE OF THE LAND; AND A 15 FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE ALONG THE NORTH LINE OF THE LAND.
 - b. 25 FOOT BUILDING LINE ALONG THE SOUTH LINE OF THE LAND.
 - c. EASEMENT PROVISIONS GRANTED TO ILLINOIS BELL TELEPHONE COMPANY, COMMONWEALTH EDISON COMPANY AND NORTHERN ILLINOIS GAS COMPANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AND THE TERMS AND CONDITIONS CONTAINED THEREIN.
3. MATTERS AS DISCLOSED ON THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY SPACECO INC. DATED SEPTEMBER 30, 2021, AND LAST REVISED MARCH 4, 2022 AS ORDER NUMBER 11718, AS FOLLOWS:
 - a. RIGHTS, IF ANY, OF PUBLIC OR QUASI-PUBLIC UTILITIES IN AND TO THAT PART OF THE LAND AS DISCLOSED BY OVERHEAD WIRES
 - b. RIGHTS, IF ANY, OF ADJOINING OWNERS TO THE CONCURRENT USE OF THE DRIVEWAYS.