

UNOFFICIAL COPY

THIS INSTRUMENT
PREPARED BY:

Suzanne Bessette-Smith, Esq.
Baracek Ferrazzano Kirschbaum & Nagelberg LLP
200 West Madison Street, Suite 3900
Chicago, IL 60606

AFTER RECORDING
RETURN TO:

Wachtel Missry LLP
One Dag Hammarsjold Plaza
885 Second Avenue
New York, New York 10017
Attn: Morris Missry, Esq.

MAIL TAX BILLS TO:

Thor 1211 Tower Road LLC
c/o Thor Equities, LLC
25 West 39th Street
New York, New York 10018



Doc# 2209019018 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/31/2022 10:17 AM PG: 1 OF 4

53834

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), is made on this 16 day of March __, 2022, is given by **KRMR PROPERTIES, LLC**, a Michigan limited liability company, duly authorized to transact business in the State of Illinois and having an office at 1567 Calkins Drive, Gaylord, MI 49735 ("Grantor") to Thor 1211 Tower Road LLC, a Delaware limited liability company, duly authorized to transact business in the State of Illinois and having an office c/o Thor Equities, LLC, 25 West 39th Street, New York, New York 10018 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, and pursuant to authority given by said company, by these presents does remise, release, alien and convey unto Grantee and to Grantee's successors and assigns, forever, the real estate situated in the City of Schaumburg, County of Cook and State of Illinois, legally described on Exhibit "A" attached hereto (the "Property"), subject only to those title exceptions, items, matters and things described on Exhibit "B" attached hereto (the "Permitted Exceptions").

TO HAVE AND TO HOLD THE SAME, together with all rights and appurtenances to the same belonging, unto Grantee and its successors and assigns forever. Grantor hereby covenants that Grantor and its successors and assigns will warrant and defend the title to the Property unto Grantee and to its successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, subject only to the Permitted Exceptions.

000263-436/00326927-2

REAL ESTATE TRANSFER TAX

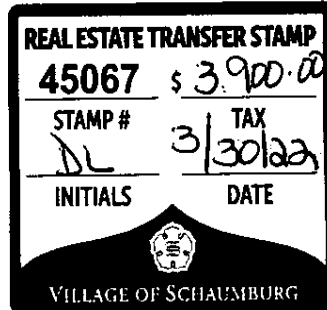
31-Mar-2022



COUNTY: 1,950.00
ILLINOIS: 3,900.00
TOTAL: 5,850.00

07-12-300-011-0000

| 20220301649847 | 1-091-698-064



Handwritten mark resembling a stylized 'L' or '7' inside a circle.

UNOFFICIAL COPY

Chicago Title Insurance Company

Title No: 53834

*Exhibit A***DESCRIPTION OF PREMISES PAGE 1 OF 1**

Situated in the County of Cook, State of Illinois, to wit:

Lot 15 in the Schaumburg Industrial Park Unit No. 3, being a subdivision of the part of the West 1/2 of the Southwest 1/4 of Section 12, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

For Information Only: Said premises are known as 1211 Tower Road, Schaumburg, IL and by Cook County Permanent Tax / Assessor Parcel Number(s) 07-12-300-011-0000.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

PERMITTED EXCEPTIONS

- 1) Environmental Disclosure document(s) recorded on June 25, 1992 as Document No. 92462789.
- 2) Covenants, conditions and restrictions contained in the Declaration made by Chicago Title and Trust Company, a corporation of Illinois, as Trustee under Trust Agreement dated April 18, 1963 and known as Trust Number 45511 dated October 15, 1963 and recorded October 18, 1963 as Document 18945804.
- 3) A 15 foot sewer and utility easement over the West 15 feet of Lot 15 as shown on Plat of Subdivision recorded October 27, 1966 as Document 19979938.
- 4) A 50 foot building line over the North line of the land as shown on Plat of Subdivision recorded October 27, 1966 as Document 19979938.
- 5) Easement over the West 15 feet of Lot 15 for the purpose of installing and maintaining all equipment necessary for the purpose of serving the subdivision and other property with telephone and electric service together with right to overhang aerial service wires and also with right of access thereto, as granted to the Illinois Bell Telephone Company and the Commonwealth Edison Company and their respective successors and assigns as shown on the Plat of the Subdivision recorded October 27, 1966 as Document 19979938.
- 6) Easement in, upon, under, over and along the South 10 feet of the land to install and maintain all equipment for the purpose of serving the land and other property with telephone and electric service, together with right of access to said equipment as created by Grant to the Commonwealth Edison Company and the Illinois Bell Telephone Company recorded March 18, 1968 as Document 20432615.