

SPECIAL
WARRANTY DEED
ILLINOIS STATUTORY

AFTER RECORDING MAIL TO:

Julie M. Workman
Levenfeld Pearlstein, LLC
2 N. LaSalle Street, Suite 1300
Chicago, Illinois 60602

NAME & ADDRESS OF
TAXPAYER:

M/I Homes of Chicago, LLC
400 E. Diehl Road, Suite 230
Naperville, Illinois 60563

Doc#: 2212501096 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/05/2022 07:57 AM Pg: 1 of 4

Dec ID 20220301666267
ST/CO Stamp 1-899-902-864 ST Tax \$935.00 CO Tax \$467.50

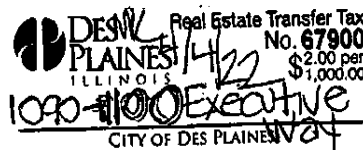
1090-1100 Executive, LLC, a Illinois limited liability company whose address is 389 South Lake Drive, #4G, Palm Beach, Florida 33480 ("**Grantor**"), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned by **M/I Homes of Chicago, LLC, a Delaware limited liability company**, whose address 400 E. Diehl Road, Suite 230, Naperville, Illinois 60563 ("**Grantee**"), the receipt and sufficiency of such consideration being hereby acknowledged, Grantor does hereby grant, bargain, sell and convey with special warranty covenants unto Grantee, and its successors and assigns, forever, all of the following described real estate situated in the City of Des Plaines, County of Cook, and State of Illinois unto Grantee that certain real property being more particularly described in **Exhibit A** attached hereto and made a part hereof for all purposes (the "**Property**") subject only to those items set forth on **Exhibit B** attached hereto and made a part hereof.

P.I.N.s: 09-20-316-020-0000
09-20-316-021-0000
09-20-316-023-0000
09-20-316-024-0000
09-20-316-025-0000

COMMONLY KNOWN AS: 1090-1100 Executive Way, Des Plaines, Illinois 60018

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and assigns and to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, or claim the same, or any part thereof, by through, or under Grantor but not otherwise.

IN WITNESS WHEREOF, the undersigned has made, executed and delivered this Special Warranty Deed as of this 5th day of April, 2022.




UNOFFICIAL COPY

GRANTOR:

1090-1100 Executive, LLC, an Illinois limited liability company

By: Somerset Partners Management, LLC, a Delaware limited liability company, Its Manager

By: Old Willow Partners, LLC, a Delaware limited liability company, Its Manager



By: Richard A. Heise, Jr.
Its: Sole Member and Manager

Property of Cook County

STATE OF ILLINOIS)
COUNTY OF Cook) SS.

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that **Richard A. Heise, Jr. of 1090-1100 Executive, LLC, an Illinois limited liability company**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

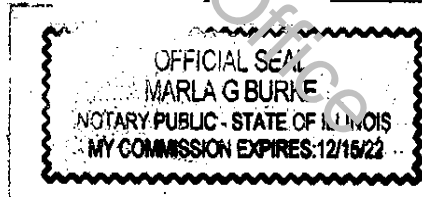
Given under my hand and notarial seal, this 5th day of April, 2022.



Notary Public

My commission expires on 12/15/22

20__.



THIS DOCUMENT PREPARED BY:

Marc S. Porter, Esq.
Figliulo & Silverman, P.C.
10 South LaSalle Street
Suite 3600
Chicago, Illinois 60603
(312) 251-4600

UNOFFICIAL COPY

EXHIBIT A - LEGAL DESCRIPTION

Lots 1, 2, 3 and 4 in Oak Leaf Commons - Office Plaza, being a resubdivision of part of Lots 5 and 6 in Carl Lagerhausen Estate Division, and part of Lot 1 in William Lagerhausen Division, all in the Southwest Quarter of Section 20, Township 41 North, Range 12, East of the Third Principal Meridian, according to the plat thereof filed December 17, 1964 as document number T2187265 in Cook County, Illinois.

COMMONLY KNOWN AS: 1090-1100 Executive Way, Des Plaines, Illinois 60018

**P.I.N.s: 09-20-316-020-0000
09-20-316-021-0000
09-20-316-023-0000
09-20-316-024-0000
09-20-316-025-0000**

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B - PERMITTED TITLE EXCEPTIONS

1. GENERAL REAL ESTATE TAXES FOR 2ND ½ 2021 AND SUBSEQUENT YEARS.
2. BUILDING SETBACK LINE(S) AS SHOWN ON THE PLAT OF OAK LEAF COMMONS-OFFICE PLAZA, RECORDED AS DOCUMENT LR2187265.
(AFFECTS OVER THE SOUTH 20 FEET)
3. EASEMENTS FOR PUBLIC UTILITIES, AS SHOWN ON THE PLAT OF OAK LEAF COMMONS-OFFICE PLAZA, RECORDED AS DOCUMENT LR2187265.
(AFFECTS THE NORTH 5 FEET AND THE SOUTH 13 FEET)
4. TERMS AND CONDITIONS OF THE EASEMENT PROVISIONS NOTED ON THE PLAT OF OAK LEAF COMMONS-OFFICE PLAZA, RECORDED AS DOCUMENT LR2187265.
5. PLAT OF EASEMENT FOR PUBLIC UTILITIES TO INCLUDE SEWER, WATER, GAS, ELECTRIC AND TELEPHONE GRANTED TO MIDDLE STATES TELEPHONE COMPANY, COMMONWEALTH EDISON COMPANY AND NORTHERN ILLINOIS GAS COMPANY RECORDED AS DOCUMENT NO. LR2135071, AND THE TERMS AND CONDITIONS CONTAINED THEREIN.
(AFFECTS THE EAST 15 FEET OF LOT 4)
6. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NO. LR2135072 AND ANY AMENDMENTS THERETO, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.
7. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NO. LR2187266 AND ANY AMENDMENTS THERETO, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.
8. TERMS, PROVISIONS, OPTIONS, RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS, IF ANY, RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, TAKEN OR USED FOR ROAD PURPOSES, IF ANY.