

UNOFFICIAL COPY

Doc# 2214039122 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/20/2022 10:52 AM Pg: 1 of 3

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Finocchiaro & Associates, PC
1500 Skokie Blvd., Suite 303
Northbrook, IL 60062
Attn: Peter Finocchiaro

Dec ID 20220501616892
ST/CO Stamp 0-164-061-072 ST Tax \$3,775.00 CO Tax \$1,887.50

AND MAIL TAX STATEMENT TO:

Scott Harris Hospitality, LLC
890 Supreme Drive
Bensenville, IL 60107

COOK COUNTY CLERK'S OFFICE (Space above this line for recorder's use only)

SPECIAL WARRANTY DEED

870 N. Meacham Road
Schaumburg, Illinois 60173

THIS SPECIAL WARRANTY DEED is made this 18th day of May, 2022, by 870-OTB LLC, an Illinois limited liability company ("**Grantor**"), to Meacham Acquisition Company, LLC, an Illinois limited liability company, whose address is 890 Supreme Drive, Bensenville, Illinois 60107 ("**Grantee**").

WITNESSETH: That Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Schaumburg, Illinois ("**Property**"), viz:

See Exhibit A


Subject to: Second Installment of real estate taxes for the year 2021 not due and payable on the date hereof and subsequent taxes; any matters of record including any and all easements, rights-of-way, streets, highways and valid restrictions presently existing; rights of title and drainage ditches; any applicable zoning ordinances; covenants, conditions and restrictions as shown on the recorded plat; all matters which would be disclosed by an accurate survey and/or physical inspection of the Property and all acts and/or omissions of Grantee and those acting by, through or under Grantee.

TO HAVE AND TO HOLD the same in fee simple forever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first written above.

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870-OTB LLC

By: 
Lance M. Chody, Manager

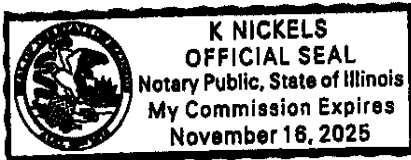
"Grantor"


STATE OF ILLINOIS)
) S.S.
COUNTY OF Cook)

On this 10th day of May, 2022, before me, the undersigned, a Notary Public in and for such County and State, personally appeared Lance Chody, known or identified to me to be the Manager of 870-OTB LLC, an Illinois limited liability company, the company that executed the foregoing instrument, and acknowledged to me that such instrument is the free and voluntary act and deed of such company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute such instrument.

WITNESS MY HAND and official seal hereto, affixed the day, month and year in this certificate first above written.

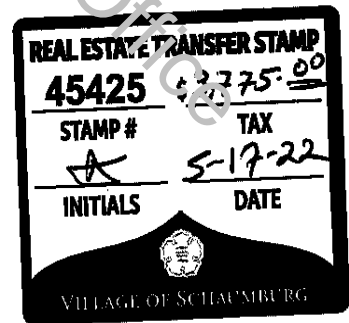
Seal:




Notary Public in and for the State of Illinois.
Residing at 2555 N. Elston Ave
Chicago, IL 60647

This instrument was prepared by:

Amanda A. Schwob, Esq.
c/o Chody Real Estate
2555 N Elston Avenue
Chicago, Illinois 60647



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EXHIBIT A Legal Description

PARCEL 1:

LOT 2 IN SDG SCHAUMBURG RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 2014 AS DOCUMENT 1435234060, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 17, 2013 AS DOCUMENT 1335119128 AND AMENDED BY DOCUMENT 1435234060 FOR VEHICULAR AND PEDESTRIAN ACCESS, INGRESS AND EGRESS BETWEEN LOTS 1 AND 2 IN THE SDG SCHAUMBURG RESUBDIVISION.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED JULY 8, 2003 AS DOCUMENT 0318919006 AND AMENDED BY DOCUMENT NO. 1333750128 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER A PORTION OF THE SOUTHEAST CORNER OF LOT 13 IN ANDERSON'S WOODFIELD PARK SUBDIVISION AS DEPICTED ON EXHIBIT 'D' ATTACHED THERETO.

PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY RECIPROCAL ACCESS EASEMENT AGREEMENT DATED May 15, 2019 AND RECORDED May 16, 2019 AS DOCUMENT 1913606045 FOR THE PURPOSE OF INGRESS AND EGRESS OF PEDSTRIAN AND VEHICULAR TRAVEL OVER THOSE PORTIONS OF THE FOLLOWING DESCRIBED LAND, DEPICTED ON THE SITE PLAN:

LOT 1 IN ANDERSON'S SECOND RESUBDIVISION OF LOT 2 IN ANDERSON'S RESUBDIVISION OF LOT 11 (EXCEPTING THAT PART THEREOF TAKEN FOR THE WIDENING OF THE STATE PARKWAY PER DOCUMENT NO. 24197568 RECORDED NOVEMBER 16, 1977) IN ANDERSON'S WOODFIELD PARK, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1980 AS DOCUMENT 25547924.

PIN: 07-13-101-021-0000

Address: 870 N. Meacham Road, Schaumburg, Illinois 60173