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THIS INSTRUMENT PREPARED

BY: Jay Zabel
Zabel Law, LLC
55 W Monroe, Ste 3330
Chicago, IL 60603

Tax Bill Address:
Watershed I, LLC
28835 N. Herky, #106
Lake Bluff, IL 60044

SEE PAGE 2 FOR MAIL TO
INFORMATION

Doc# 2216021297 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/09/2022 01:47 PM Pg: 1 of 4

Dec ID 20220501630050
ST/CO Stamp 1-242-583-120 ST Tax \$5,650.00 CO Tax \$2,825.00

ABOVE SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THE GRANTOR, **NARE WOODFIELD CORNERS, LLC**, an Illinois limited liability company, having an office at 1613 Colonial Parkway, Inverness, IL 60067, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS AND SELLS to, GRANTEE, **WATERSHED I, LLC**, an Illinois limited liability company, having an office at 101 West Beach Place, Apt. 1105, Tampa, IL 33606, all of such Grantor's respective interests in the Real Estate legally described on **EXHIBIT A** attached hereto.

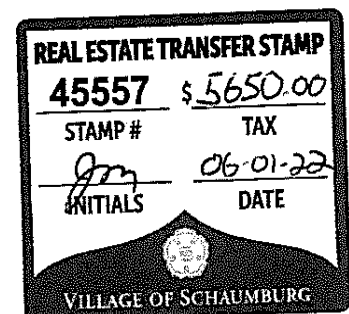
TO HAVE AND TO HOLD the said interests in the Real Estate, together with the respective interests in the improvements thereon and the rights, easements, privileges, hereditaments and appurtenances thereunto belonging or appertaining, and remainders, rents, issues and profits thereof, and all of the estate, right, title, interest, claim or demand whatsoever, of such Grantor, either in law or in equity, of, in and to the Real Estate with the hereditaments and appurtenances, unto Grantee, its successors, heirs and assigns forever.

The Grantor will warrant and defend the Real Estate described above, against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on **EXHIBIT B**.

Permanent Real Estate Index Number(s): 07-10-400-011-0000

Address of Real Estate: 100-130 E. Golf Rd., Schaumburg, Illinois

[signature page to follow]



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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 2nd day of June, 2022.

SELLER:

NARE WOODFIELD CORNERS, LLC, an Illinois limited liability company

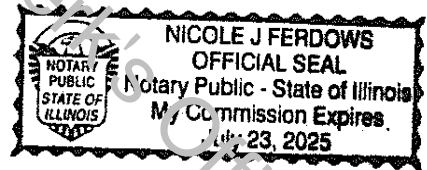
By: 
Name: Savas Er, Manager

STATE OF ILLINOIS)
)
) ss.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Savas Er, manager of **NARE WOODFIELD CORNERS, LLC**, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 2nd day of June, 2022


Notary Public



Prepared By: Nicole Ferdows
Zabel Law, LLC
55 W Monroe St, Ste 3330
Chicago, IL 60603

Mail To: Jaffe & Berlin, LLC
Attn: Frank Jaffe
111 W Washington Street, Suite 900
Chicago, Illinois 60602

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EXHIBIT "A" LEGAL DESCRIPTION

THE EAST 242.50 FEET OF THE WEST 910.00 FEET OF THE SOUTH 330.00 FEET OF THE SOUTHEAST ¼ OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, (EXCEPT THAT PART TAKEN FOR GOLF ROAD AS SHOWN ON DOCUMENT 10488002 AND EXCEPT THE SOUTH 20 FEET THEREOF).

Commonly Known As: 100-130 E. Golf Rd., Schaumburg, Illinois

PIN: 07-10-400-011-0000

Property of Cook County Clerk's Office

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EXHIBIT "B"

PERMITTED EXCEPTIONS

A. THE FOLLOWING ENCUMBRANCES AND OTHER MATTERS:

1. 2021 (second installment) and 2022 taxes not yet due or payable for Tax ID Number 07-10-400-011-0000;
2. Terms, provisions and conditions of the agreement for reciprocal easement of Ingress and egress made by and Amont, Berkshire Life Insurance Company, LaSalle National Bank, as trustee under trust agreement dated May 13, 1987 and known as trust number 112307 and Chicago Title Land Trust Company, a corporation of Illinois, as trustee under trust agreement dated June 19, 1968 and known as trust number 52271 recorded March 22, 1989 as document 89125394;
3. Terms and provisions contained in Reciprocal Easement Agreement recorded February 27, 2020 as Document No. 2005855156 by and between Nare Woodfield Corners, LLC and Core Copley, LLC relating to a permanent reciprocal easement for the purpose of ingress, egress and parking;
4. Party driveway along the West Line as shown on the Plat of Survey made by Jens K. Doe Professional Land Surveyors, P.C., dated April 5, 2022 as Order No. 22-0155;