



226ND1731990
CB 1 of 3

SPECIAL

WARRANTY DEED

ILLINOIS

STATUTORY



Doc# 2216708007 Fee \$55.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/16/2022 11:53 AM PG: 1 OF 3

Property of Cook County Clerk's Office

RAND RIVER CENTER, LLC, an ILLINOIS LIMITED LIABILITY COMPANY("GRANTOR") at 1528 Shermer Road, Suite 100, Northbrook, IL 60062, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, does GRANT, BARGAIN, SELL, and CONVEY to 1552-1590 RAND DES PLAINES, LLC, an ILLINOIS LIMITED LIABILITY COMPANY ("GRANTEE") at 6226 Ogden Avenue, Berwyn, IL 60402, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

LOTS 6, 7, 8, 9, 10, 11 AND 12 (EXCEPT THE SOUTHWESTERLY 17.00 FEET OF LOTS 10, 11 AND 12) IN BLOCK 3 IN RIVER RAND ROAD SUBDIVISION OF LOTS 1 TO 8 IN BLOCK 18 (OR BENNETT BLOCK) AND LOTS 1 TO 13 IN BLOCK 19 (OR THE RAND BLOCK) IN PARK ADDITION TO DESPLAINES, A SUBDIVISION OF LOTS 17 TO 20 IN HODGES SUBDIVISION OF SECTIONS 16 AND 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

SUBJECT TO:

Those matters listed on Exhibit A attached hereto.

This property is NOT HOMESTEAD. To have and to hold said premises forever.

PERMANENT INDEX NUMBER(S): 09-16-104-001-0000; 09-16-104-002-0000; 09-16-104-003-0000; 09-16-104-004-0000; 09-16-104-012-0000; 09-16-104-013-0000; 09-16-104-014-0000



ADDRESS(ES) OF REAL ESTATE: 1552-1590 Rand Road, Des Plaines, Illinois

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee and Grantee's successors and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT and FOREVER DEFEND all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise; subject, however, to the Permitted Exceptions.

UNOFFICIAL COPY

May 18th, 2022

Rand River Center, LLC,
an Illinois Limited Liability Company

| REAL ESTATE TRANSFER TAX | | 07-Jun-2022 |
|---|--|--------------------------------|
|  |  | COUNTY: 1,025.00 |
| | | ILLINOIS: 2,050.00 |
| | | TOTAL: 3,075.00 |
| 09-16-104-001-0000 | | 20220501615228 0-911-663-184 |

By: HK Management, LLC, an Illinois Limited Liability Company, Its Manager

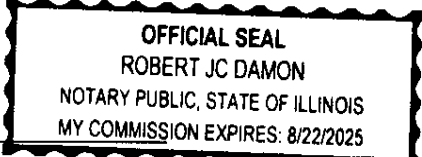
By: [Signature]
David S. Horwitch, its Manager

By: [Signature]
Karim Khoja, its Manager

STATE OF Illinois)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, David S. Horwitch, Manager of HK Management, LLC, 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 and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any exist.

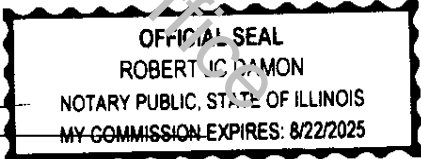
Given under my hand and official seal on May 18th, 2022.
[Signature]
Notary Public



STATE OF Illinois)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Karim Khoja, Manager of HK Management, LLC, 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, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any exist.

Given under my hand and official seal on May 18th, 2022.
[Signature]
Notary Public



PREPARED BY:
David S. Horwitch, Esq.
Horwitch Goldstone & Shaw LLC
1528 Shermer Road, Suite 100
Northbrook IL. 60062

SEND TAX BILLS TO:
1552-1590 Rand Des Plaines, LLC
6226 Ogden Avenue
Berwyn, IL 60402

AFTER RECORDING MAIL TO:
Marcia Owens, Esq.
Honigman LLP
155 North Wacker Drive, Suite 3100
Chicago, IL 60606

RD DES PLAINES Real Estate Transfer Tax
PLAINES No. **68061**
ILLINOIS \$2.00 per \$1,000.00
1552-1590 RAND RD
CITY OF DES PLAINES

UNOFFICIAL COPY

EXHIBIT A TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2021, second installment, and subsequent years.
2. Rights of following tenants, as tenants only, as disclosed by the rent roll presented at closing:
 - Dunkin Donuts-Rand & River
 - Elite Tobacco and Vape, Corp.
 - CN Liquors
 - Lady Jane's
 - La Donita
3. Lease made by Rand River LLC, an Illinois Limited Liability Company to Des Plaines Donuts, Inc., an Illinois Corporation dated October 25, 2006, a memorandum of which was recorded November 14, 2006 as Document No. 0631822055, demising the Land for a term of 10 years beginning on the earlies of the commencement of the tenant's business or 120 days following the tenant obtaining possession of the premises, and and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said Lessee.

Tenant has the right and option to extend the terms for 2 consecutive 5 year option terms. Covenants, conditions and restrictions on the remainder of the shopping center as contained in the memorandum of lease aforesaid.
4. Detention Pond as depicted on Survey number 2008-11609-5 dated January 22, 2008, and last updated October 9, 2012 made by United Survey Service, LLC.
5. Utility easement for public utilities over the Southerly part of Lots 6, 7 and 8 and the Northwesterly part of Lot 10 as disclosed by survey number 2008-11609-5 aforementioned depicting overhead power and telephone lines.
6. Terms, conditions and limitations contained in the no further remediation letter issued by the Illinois Environmental Protection Agency and recorded February 2, 2009 as document 0903345001.