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Karen A. Yarbrough
Cook County Clerk
Date: 07/08/2022 01:36 PM Pg: 1 of 6

Dec ID 20220601660779
ST/CO Stamp 1-725-323-344 ST Tax \$3,500.00 CO Tax \$1,750.00

2268A1303434
THIS INSTRUMENT PREPARED
BY: Jay Zabel
Zabel Law, LLC
55 W Monroe, Ste 3330
Chicago, IL 60603

SEE PAGE 2 FOR MAIL TO
INFORMATION

ABOVE SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

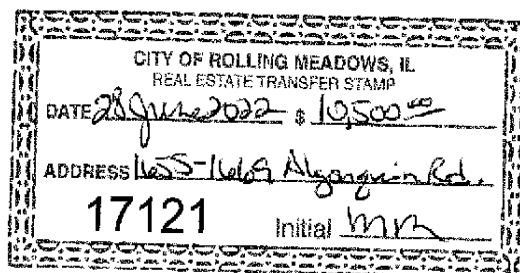
THE GRANTORS, NARE MARKET PLACE, LLC, an Illinois limited liability company as to an undivided fifty percent (50%) interest and NARE REMINGTON, LLC, an Illinois limited liability company as to an undivided fifty percent (50%) interest, as Tenants in Common, having an office at 1613 Colonial Parkway, 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, BKRE ROLLING MEADOWS, LLC, an Illinois limited liability company, having an office at 18 Linwood Road, Wellesley, MA 02481, 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 Grantors, 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 Grantors will warrant and defend the Real Estate described above against all persons lawfully claiming by, through or under Grantors, subject however to the matters set forth on EXHIBIT B.

Permanent Real Estate Index Number(s): 08-09-302-031-0000

Address of Real Estate: 1655-1669 Algonquin Road, Rolling Meadows, Illinois 60008



Special Warranty Deed

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 28 day of June, 2022.

SELLER:

NARE MARKET PLACE, LLC, an Illinois limited liability company

By: [Signature]
Name: Savas Er, Manager

STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Savas Er, manager of **NARE MARKET PLACE, 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 28 day of June, 2022

[Signature]
Notary Public

(signature page to follow)



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CHICAGO TITLE
COMPANY

EXHIBIT A

Order No.: 22GSA130393LP

For APN/Parcel ID(s): 08-09-302-031-0000

PARCEL 1: LOT 9 IN THE RESUBDIVISION OF MARKETPLACE OF ROLLING MEADOWS, BEING A RESUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 1999 AS DOCUMENT NUMBER 99910798, IN COOK COUNTY, ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AND RIGHTS TO THE USE OF COMMON AREAS FOR THE PURPOSES FOR WHICH THEY ARE PROVIDED AND INTENDED, INCLUDING, BUT NOT LIMITED TO (A) INGRESS, EGRESS, ACCESS, LOADING AND UNLOADING, PARKING AND VEHICULAR AND PEDESTRIAN TRAFFIC, INCLUDING COMMERCIAL VEHICULAR TRAFFIC SUCH AS DELIVERY TRUCKS, UPON OR ACROSS, AS APPLICABLE, THE PARKING AREAS, ENTRANCES, EXITS, DRIVEWAYS, WALKS OR SERVICE DRIVES LOCATED WITHIN THE COMMON AREAS; (B) INSTALLATION, OPERATION, MAINTENANCE AND USE OF SANITARY SEWERS STORM DRAINS, DETENTION BASINS, WHETHER UNDERGROUND OR AT GRADE, WATER, ELECTRIC AND GAS LINES, TELEPHONE LINES, VAULTS, CONDUITS AND TRANSFORMERS AND OTHER UTILITY LINES AND RELATED FACILITIES (WHICH SHALL BE LOCATED UNDERGROUND WHENEVER FEASIBLE); AND (C) USE OF LANDSCAPING, DIRECTION SIGNS AND OTHER AREAS INTENDED FOR COMMON USE, OVER THE LAND AS DESCRIBED IN SAID INSTRUMENT, AS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS DATED JUNE, 1999 AND RECORDED JUNE 23, 1999 AS DOCUMENT NO. 99606491 MADE BY REPUBLIC BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 22, 1997 AND KNOWN AS TRUST NUMBER 1391 AND AS CREATED BY THE DEED FROM REPUBLIC BANK OF CHICAGO AS TRUSTEE UNDER TRUST NUMBER 1391 TO FIRST AMERICAN BANK DATED JULY 10, 2000 AND RECORDED JULY 27, 2000 AS DOCUMENT 00568872.

PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS FOR VEHICULAR TRAFFIC OVER AND ACROSS THE PORTION OF THE FRONTAGE ROAD RUNNING EAST AND WEST ON THE NORTHERLY PORTION OF THE OUTLOT AS DEPICTED BY CROSS-HATCHING ON THE DRAWING AS SET FORTH IN THE DECLARATION OF RESTRICTIONS AND EASEMENTS DATED JULY 10, 2000 AND RECORDED JULY 27, 2000 AS DOCUMENT NO. 00568872 MADE BY REPUBLIC BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 22, 1997 AND KNOWN AS TRUST NUMBER 1391.

PARCEL 4: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS FOR VEHICULAR TRAFFIC OVER AND ACROSS THE ACCESS AND DRIVEWAY PORTIONS OF THE COMMON AREA OF THE CENTER INCLUDING THE PORTIONS OF THE OUTLOT SET FORTH IN THE OPERATION AND EASEMENT AGREEMENT DATED JULY 21, 2000 AND RECORDED JULY 27, 2000 AS DOCUMENT NO. 00568875, THE PORTION OF THE FRONTAGE ROAD RUNNING EAST AND WEST ON THE NORTHERLY PORTION OF THE OUTLOT

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EXHIBIT A

(continued)

AS SET FORTH IN THE OPERATION AND EASEMENT AGREEMENT DATED JULY 21, 2000 AND RECORDED JULY 27, 2000 AS DOCUMENT NO. 00568875 MADE BY REPUBLIC BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 22, 1997 AND KNOWN AS TRUST NUMBER 1391 AND SOUTHWIND FINANCIAL, LTD. AN ILLINOIS CORPORATION.

PARCEL 5: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION RECORDED JULY 7, 1976 AS DOCUMENT NUMBER 23549143 MADE BY J.C. PENNEY PROPERTIES, INC., A DELAWARE CORPORATION TO USE, MAINTAIN, REPAIR, REPLACE AND RELOCATE UTILITIES.

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EXHIBIT "B"

PERMITTED EXCEPTIONS

A. THE FOLLOWING ENCUMBRANCES AND OTHER MATTERS:

1. 2021 and 2022 taxes not yet due or payable.
2. All underlying recorded documents.

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