### **UNOFFICIAL COPY**

Doc#. 2230141068 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 10/28/2022 01:27 PM Pg: 1 of 3

Dec ID 20221001666094

ST/CO Stamp 1-518-858-576 ST Tax \$450.00 CO Tax \$225.00

REAL ESTATE TRANSFER STAMP

VILLAGE OF SCHAUMBURG

450.00

TAX 10/2**5**/22

DATE

46918

STAMP#

*L/C* Initials

This document was prepared by:

Jason A. Doran Momkus LLP 1001 Warrenville Road, Suite 500 Lisle, Illinois 60532

### After Recording Return to:

Steven M. Shaykin, P.C. Steven M. Shaykin, Esq. 5105 Tollview Drive, Suite 265 Rolling Meadows, Illinois 60008

#### Send Subsequent Tax Bills to:

935 Lunt, LLC Daniel Marlow 3 Golf Ctr., #317 Hoffman Estates, Illinois 60169

### ZZGNW101896RM 13 KACRA SPECIAL WARRANTY DEED

THIS DEED made this 244k day of October, 2022 between PRECISION MCGILL LLC, an Illinois limited liability company ("Grantor") having a raddress at 638 Lunt Avenue, Schaumburg, Illinois 60193 and 935 LUNT, LLC., an Illinois limited liability company ("Grantee") having an address at 3 Golf Ctr, #317, Hoffman Estates, Illinois 60169, WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars, (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents, does REMISE, RELEASE, ALIENATE and CONVEY unto Grantee, FOREVER, the real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit (the "Premises").

LOT 31 IN BLOCK 7 IN CENTEX-SCHAUMBURG INDUSTRIAL PAI K UNIT 109 A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 33, TOWNSHIP 41 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Index Number:

07-33-102-042-0000

Address:

935 Lunt Avenue, Schaumburg, Illinois 60193

TO HAVE AND TO HOLD the said Premises as described above unto the Grantee, forever, and Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee to and with Grantee ad its successors that it has not done or suffered to be done, anything whereby the said Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, said Premises against all persons lawfully claiming, or to claim the same, by, through or under it, SUBJECT TO all claims arising under or by virtue of the Permitted Exceptions listed on **Exhibit "A"** attached hereto and made a part hereof, but not otherwise, it being acknowledged that Grantor makes no warranty or covenant in this special warranty deed other than such special warranty of title to the Premises conveyed hereby.

[Signature page to follow]

## **UNOFFICIAL COPY**

IN WITNESS WHEREOF, Grantor executed this deed the day and year first above written.

PRECISION MCGILL, an Illinois limited liability company,

By:

Name: Douglas D

Its:

By:

Member Its:

STATE OF ILLINOIS

COUNTY OF DUPAGE

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Douglas D. McGill and Laura McGill, Member of Precision McGill, LLC, an Illinois limited liability company, and personally known to me to be the sam; people whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such authorized Members, they signed and delivered the said instrument, pursuant to author ty given by the operating agreement of said company, as the free and voluntary act and deed of said company for the uses and purposes therein set forth.

Given under my hand and official seal, this  $24^{1/4}$  day of October, 2022.

**OFFICIAL SEAL** JASON A DORAN

NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES APR. 27, 2023

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### **EXHIBIT "A"**

#### PERMITTED EXCEPTIONS

- Easement for public utilities and drainage per Centex-Schaumburg Industrial Park Unit 15. 109, aforesaid, and the provisions as appended thereto, over the following described land: (Affects the South 15 of Lot 31)
- Easement for public utilities, sewer, water and drainage per Centex-Schaumburg Industrial 16. Park Unit 109, aforesaid, and the provisions as appended thereto, over the following described land: (affects the North 25 feet of Lot 31)

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