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Karen A. Yarbrough
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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

22GNW101896EM 1/3 RACK

SPECIAL WARRANTY DEED

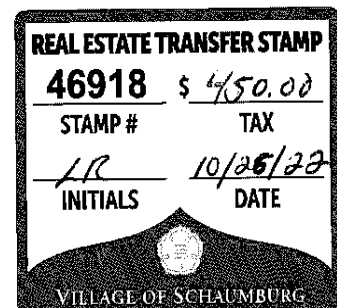
THIS DEED made this 24th day of October, 2022 between PRECISION MCGILL LLC, an Illinois limited liability company ("Grantor") having an address at 638 Lunt Avenue, Schaumburg, Illinois 60193 and 935 LUNT, LLC., an Illinois limited liability company ("Grantee") having an address at 3 Golf Ctr, #317, Hoffman 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 PARK 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]



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EXHIBIT "A"

PERMITTED EXCEPTIONS

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

16. Easement for public utilities, sewer, water and drainage per Centex-Schaumburg Industrial 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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