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2233322045D

Doc# 2233322045 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/29/2022 02:48 PM PG: 1 OF 6

PREPARED BY:

Lawrence E. Merlin, Esq.
Merlin & Karter LLC
100 Constitution Plaza
7th Floor
Hartford, CT 06103

WHEN RECORDED MAIL TO:

Amber L. Munday, Esq.
Polsinelli
150 N. Riverside Plaza, Suite
3000
Chicago, IL 60606

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED is made this ^{21st} day of November, 2022, by HCP III ARLINGTON TS LLC, a Delaware limited liability company ("Grantor"), having an address c/o The Hutensky Group, LLC, 100 Constitution Plaza, 7th Floor, Hartford, CT 06103 to ARLINGTON ANNEX EQUITIES LLC, an Illinois limited liability company, having an address c/o Time Equities, Inc., 55 Fifth Avenue, 15th Floor, New York, NY 10003 (the "Grantee").

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has CONVEYED and does hereby CONVEY unto Grantee, all of Grantor's interest in the real property located in Cook County, Illinois, and being more particularly described on **Exhibit A** attached hereto (the "Property").

*This conveyance is made and accepted subject to the permitted exceptions described on **Exhibit B** attached hereto (collectively, the "**Permitted Exceptions**").*

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever; and, subject to the Permitted Exceptions, Grantor does hereby warrant the title to the Property and will defend the title to the Property against the lawful claims of every person claiming by, through, or under Grantor, but not otherwise.

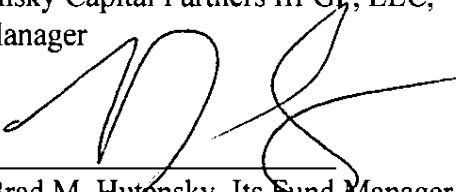
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IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered by its duly authorized officer, as of the day and year first above written.

GRANTOR:

HCP III ARLINGTON TS LLC,
A Delaware limited liability company

By: Hutensky Capital Partners III GP, LLC,
Its Manager

By: 
Brad M. Hutensky, Its Fund Manager

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STATE OF CONNECTICUT)

) SS. Hartford

COUNTY OF HARTFORD)

On November 14th, 2022, before me, Sandra Nunan Palace a Notary Public in and for said County and State, personally appeared Brad M. Hutensky, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument he and the entity upon behalf of which he acted, executed the instrument.

WITNESS my hand and official seal.

Signature: Sandra Nunan Palace

**SANDRA NUNAN PALACE
NOTARY PUBLIC
MY COMMISSION EXPIRES SEP. 30, 2023**



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REAL ESTATE TRANSFER TAX

28-Nov-2022



COUNTY: 783.25
ILLINOIS: 1,566.50
TOTAL: 2,349.75

03-29-348-007-0000

20221101690239 | 0-858-449-232

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Exhibit A

Property

LOT 5 IN BLOCK 27, LOT 8 IN BLOCK 30 AND THAT PART OF VACATED ROBINSON STREET LYING SOUTH OF AND ADJOINING SAID LOT 5 AND NORTH OF AND ADJOINING SAID LOT 8, IN THE TOWN OF DUNTON, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN#s 03-29-348-004-0000
03-29-348-005-0000
03-29-348-006-0000
03-29-348-007-0000

Street Address: 15-25 S. Dunton Avenue, Arlington Heights, IL

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Exhibit B

Permitted Exceptions

1. General real estate taxes for the year 2022 and subsequent years, a lien not yet due or payable.
2. Rights of tenants, as tenants only, all without any right to purchase all or any portion of the Property.
3. Matters disclosed by that certain ALTA/NSPS Land Title Survey prepared by Brian Fischer, THD Design Group, Inc., dated November 9, 2022 and known as Project #22-11777-Site #002.
4. Special use permit for a restaurant recorded September 14, 2007 as document 0725718013.