

# UNOFFICIAL COPY

*Warranty*  
**DEED BY LIMITED  
LIABILITY COMPANY**

Doc#: 2234228257 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/08/2022 01:49 PM Pg: 1 of 3

Dec ID 20221001675845  
ST/CO Stamp 1-774-073-168 ST Tax \$685.00 CO Tax \$342.50

Above Space for Recorder's Use Only

JRPZ, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of (\$10.00) TEN DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the member of said limited liability company, as well as by the authority of the Illinois Limited Liability Company Act, 805 ILCS 180/1, *et seq.*, does hereby Convey and Warrant unto JN BROS LLC, an Illinois Limited Liability Company, of 3113 Cara Lane, Oak Brook, IL 60523, pursuant to the said power and authority referred to above, as well as every other power and authority thereunto enabling, the following described real estate situated in Cook County, Illinois, legally described as:

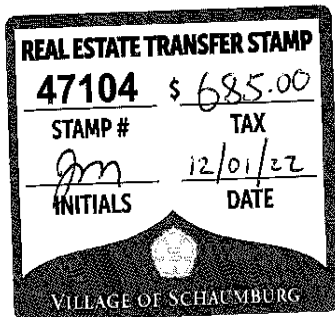
### SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: ~~07-14-200-084-1032~~

Address of Real Estate: 800 East Woodfield Road, Unit F111, Schaumburg, IL 60173

SUBJECT TO: Covenants, conditions, and restrictions of record, building lines and building restrictions, public and utility easements including any easements established by or implied from the Declaration of Condominium/Covenants, and limitations and conditions imposed by the Condominium Property Act; party wall rights and agreements; zoning and building laws and ordinances; and general real estate taxes not due and payable at the time of closing.

Dated this 1<sup>st</sup> day of December, 2022.



JRPZ, LLC

By:

*[Signature]*  
Shailesh Zaveri, Member

LT-226NW520790RM 1/2 EUA

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## EXHIBIT "A"

**Order No.:** 22GNW520790RM

**Property Address:** 800 E. Woodfield Rd. F111, Schaumburg, IL 60173

**For APN/Parcel ID(s):** 07-14-200-084-1032

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PARCEL 1: UNIT NUMBER F111 IN COURTYARDS ON WOODFIELD OFFICE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 2 IN WOODFIELD AND PLUM GROVE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 10, 2007 AS DOCUMENT NUMBER 0710015072, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF STORMWATER DRAINAGE EASEMENT DATED DECEMBER 22, 2000 AND RECORDED DECEMBER 27, 2000, AS DOCUMENT NUMBER 0001013184 FROM BIT HOLDINGS THIRTY-SIX, INC., A MARYLAND CORPORATION TO LEVY PLUM GROVE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY FOR THE PURPOSE OF CONSTRUCTING THE DRAINAGE FACILITIES INTENDED TO TRANSPORT SURFACE AND SUBSURFACE STORMWATER FROM THE BUILDINGS AND OTHER IMPROVEMENTS LOCATED FROM TIME TO TIME ON THE LEVY PROPERTY THROUGH THE EASEMENT PREMISES AS MAY BE REASONABLY NECESSARY FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND OPERATING SUCH DRAINAGE FACILITIES AND EXERCISING THE RIGHTS AND PERFORMING THE OBLIGATIONS OF LEVY IN ACCORDANCE WITH THE TERMS OF THE AGREEMENT AND TO ENTER IN A REASONABLE MANNER UPON SUCH PORTIONS OF THE BIT PROPERTY OUTSIDE OF THE EASEMENT PREMISES AS MAY BE NECESSARY AND APPROVED BY BIT FOR THE SOLE PURPOSE OF ACCESSING THE EASEMENT PREMISES IN ORDER TO CONSTRUCT THE DRAINAGE FACILITIES AND TO EXERCISE THE RIGHTS AND PERFORM THE OBLIGATIONS OF LEVY IN ACCORDANCE WITH THE TERMS OF THE AGREEMENT OVER THE FOLLOWING DESCRIBED LAND: THAT PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERN MOST NORTHEAST CORNER OF LOT 1 IN WOODFIELD & PLUM GROVE SUBDIVISIONS, ACCORDING TO THE PLAT THEREOF RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS ON DECEMBER 27, 2000 AS DOCUMENT NUMBER 0001013181 THENCE SOUTH 03 DEGREES 56 MINUTES 18 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, 481.00 FEET TO A BEND POINT IN SAID EAST LINE; THENCE NORTH 86 DEGREES 03 MINUTES 42 SECONDS EAST ALONG A LINE OF SAID LOT 1, 10.00 FEET; THENCE NORTH 03 DEGREES 56 MINUTES 18 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID LOT 1, 481.00 FEET A LINE 760.00 FEET, AS MEASURED AT RIGHT ANGLES, NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4; THENCE SOUTH 86 DEGREES 03 MINUTES 42 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, 10.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

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## EXHIBIT "A"

(continued)

PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT FOR PARCEL 1 AS CREATED BY ACCESS EASEMENT AGREEMENT DATED DECEMBER 22, 2000 AND RECORDED DECEMBER 27, 2000 AS DOCUMENT 0001013186 BETWEEN LEVY PLUM GROVE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND BIT HOLDINGS THIRTY-SIX, INC., A MARYLAND CORPORATION FOR THE PURPOSE OF EGRESS AND INGRESS IN, OVER, UPON AND ACROSS PAVED ROADWAY AREAS OF BIT PARCEL AS DESCRIBED IN SAID AGREEMENT.

PARCEL 4A: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY PARKING EASEMENT AGREEMENT DATED DECEMBER 22, 2000 AND RECORDED DECEMBER 27, 2000 AS DOCUMENT 0001013188 BETWEEN LEVY PLUM GROVE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND AMERICAN ACADEMY OF DERMATOLOGY, A MINNESOTA NOT FOR PROFIT CORPORATION FOR THE PURPOSE OF USE OF THE AAD PROPERTY PARKING AREA FOR THE PARKING OF MOTOR VEHICLES BY LEVY AND EMPLOYEES, AGENTS, TENANTS AND INVITEES OF THE LEVY PROPERTY AND FOR INGRESS AND EGRESS FOR MOTOR VEHICLES AND PEDESTRIANS TO AND FROM THE LEVY PROPERTY FROM AND TO THE AAD PROPERTY PARKING AREA IN ORDER TO USE THE AAD PROPERTY PARKING AREA OVER THE LAND AS SHOWN ON EXHIBIT C.

Cook County Clerk's Office