

# UNOFFICIAL COPY



**After Recording Return to:**  
HBI Title Services, Inc.  
7 Easton Oval, Dept. EA5E301  
Columbus, OH 43219

**Instrument Prepared By:**  
Kevin T. Kavanaugh, Esq.  
3331 W. Big Beaver, Ste. 109  
Troy, MI 48084  
Licensed in IL, Bar ID No. 6280331

**Mail Tax Statements To:**  
ECOLE 360 Child Development Ctr  
1540 W. Algonquin Road  
Palatine, IL 60067

**Tax Parcel ID Number:**  
03-07-102-014-0000

**Order Number:**  
CI21-159894-DX1

Doc# 2300457002 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/04/2023 10:00 AM PG: 1 OF 3

## SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED dated this 9th day of December, 2022. WITNESSETH that, **THE HUNTINGTON NATIONAL BANK, a national banking association, successor in interest by merger to FirstMerit Bank, N.A., a national banking association**, whose address is 37 W. Broad Street, Columbus, OH 43215, hereinafter referred to as "GRANTOR," whether one or more, does hereby grant to **ECOLE 360 CHILD DEVELOPEMENT CENTER, LLC, an Illinois Limited Liability Company**, whose address is 1540 W. Algonquin Road, Palatine, IL 60067, hereinafter referred to as "GRANTEE," whether one or more;

GRANTOR, for and in consideration of the sum of NINE HUNDRED FORTY THOUSAND DOLLARS and 00/100 (\$940,000.00), and other valuable considerations, the receipt whereof is hereby acknowledged, does hereby warrant, grant, bargain, sell, assign, remiss, release, convey and confirm unto the GRANTEE, all that certain land, situated in Cook County, Illinois, commonly known as 1515 West Dundee Road, Arlington Heights, IL 60004, and legally described as follows, to wit:

### SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the GRANTOR hereby covenants with said GRANTEE that the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land, and that GRANTOR will only warrant and forever defend the right and title to the above described property unto the said GRANTEE against the claims of those persons claiming by, through or under GRANTOR, but not otherwise.



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**Marijuana Restriction:** Grantee and its successors and assigns are prohibited from operating a dispensary or other facility for the sale, distribution or provision of medical marijuana or any other marijuana on the Real Estate at any time after the date of closing.

Subject to: covenants, conditions and restrictions of record; and taxes from 2022 and subsequent years, including taxes which may accrue by reason of new or additional improvements during the current year.

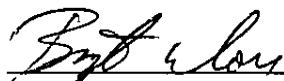
In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor on the date first written above.

**Grantor:**

**THE HUNTINGTON NATIONAL BANK**



By: **BRYANT DOSS**  
Its: **VICE PRESIDENT**

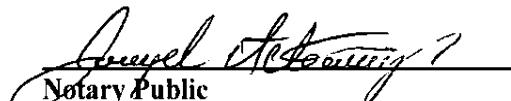
STATE OF INDIANA  
COUNTY OF HAMILTON

)  
)  
ss.



I, Joseph Steininger, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **BRYANT DOSS**, as **VICE PRESIDENT**, of **THE HUNTINGTON NATIONAL BANK**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand official seal this 9th day of December 2022.

  
Notary Public  
My commission expires: 10/19/28



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## EXHIBIT A LEGAL DESCRIPTION

### Parcel 1:

Lot 1 in Bill Knapp's resubdivision, a resubdivision of Lot 4 in Arlington Industrial and Research Center Unit 12 in part of the Northwest 1/4 of Section 7, Township 42 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded July 12, 1983 as document 26683318, (Except that part of Lot 1 described as follows: Beginning at the southeast corner of said Lot 1; thence westerly along the south line of said Lot 1, 148.0 feet; thence north at right angles to said last described line, 25.00 feet; thence easterly parallel with the south line of said Lot 1, 52.00 feet; thence northerly parallel with the east line of said Lot 1, 41.16 feet to an intersection with a line 30.00 feet, as measured at right angles, southerly of and parallel with the northerly line of said Lot 1; thence westerly along said last described parallel line 66.26 feet; thence northerly at right angles to said last described line; 30.00 feet to an intersection with the northerly line of said Lot 1; thence easterly along the northerly line of said Lot 1, 152.00 feet to an angle point in said northerly line, thence northeasterly along the northerly line of said Lot 1, 11.63 feet to the northeast corner of said Lot 1, thence southerly along the east line of said Lot 1, 197.00 feet to the point of beginning), in Cook County, Illinois.

Parcel 2: Easement for the benefit of Parcel 1 as created by Easement Agreement entered into by and between LaSalle National Bank, a National Banking Association, as Trustee under Trust Agreement dated August 24, 1977 and known as Trust Number 53022, Dundee Wilke Venture, an Illinois General partnership, the owner of 100 percent of the beneficial interest of Trust Number 53022 and Bill Knapp's Properties, Inc., dated June 21, 1983 and recorded July 12, 1983 as document 26684378, for ingress and egress, construction, maintenance and upkeep over, up in and across the following described land: The north 17.5 feet of the west 170 feet of Lot 2 (said 170 feet measured on the north line of Lot 2) in Bill Knapp's Resubdivision, a Resubdivision of Lot 4 in Arlington Industrial and Research Center Unit Number 12, being a subdivision in part of the Northwest 1/4 of Section 7, Township 42 North, Range 11, East of the third Principal Meridian, according the plat thereof recorded July 13, 1978 as document 24533497, in Cook County, Illinois.

Parcel 3: Easement for the benefit of Parcel 1 as created by Easement Agreement entered into by and between La Quinta Motor Inns, Inc., a Texas corporation and Bill Knapp's Properties, Inc., A Michigan Corporation dated May 29, 1987 and recorded April 19, 1988 as document 88160821, as modified by modification of common-access and cross-parking easement agreement for roadways and driveways for ingress and egress by vehicular and pedestrian traffic upon that portion of the common area of the La Quinta motor parcel.

Being parcel 03-07-102-014-0000

AKA 1515 West Dundee Road Arlington Heights IL 60004

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