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Karen A. Yarbrough
Cook County Clerk
Date: 01/09/2023 02:04 PM Pg: 1 of 5

Document Prepared By: 1/3

Dec ID 20221201618292
ST/CO Stamp 0-657-892-176 ST Tax \$1,539.00 CO Tax \$769.50

Graham Conatser
Madden, Jiganti, Moore &
Sinars LLP
190 South LaSalle Street
Suite 1700
Chicago, Illinois 60603

And When Recorded, Return To:

Aura Building, LLC
1000 Nicholas Blvd
Elk Grove Village, IL 60007

Send Subsequent Tax Invoices to:

Aura Building, LLC
1000 Nicholas Blvd.
Elk Grove Village, IL 60007

Space above reserved for Recorder's use only

SPECIAL WARRANTY DEED

The Grantor, **Ideal Property Investments, LLC**, a Washington Limited Liability Company ("Grantor"), having an office at 2732 Grand Ave., Unit 122, Everett, WA, 98201, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to Grantor, REMISES, RELEASES, ALIENS AND CONVEYS, **Aura Building, LLC**, an Illinois limited liability company having its principal office at 1380 Amberwood Dr., Crystal Lake, IL 60014, the following described real estate, together with all improvements thereon, situated in the County of Cook in the State of Illinois, to wit:

The real estate legally described on Exhibit "A" attached hereto and made a part hereof.

Permanent Real Estate Index Number: 08-26-301-039-0000

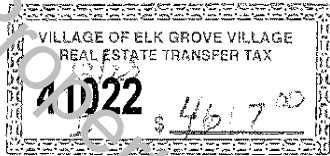
Address of Real Estate: 1000 Nicholas Boulevard, Elk Grove Village, IL 60007

And the Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, 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

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herein recited, and that the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to those matters described on Exhibit "B" attached hereto and made a part hereof.

[Signature page follows]



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IN WITNESS WHEREOF, said Grantor has caused this Special Warranty Deed to be executed in its name to be signed to these presents by its authorized representative, this 3rd day of January, 2023.

GRANTOR:

Ideal Property Investments, LLC, a
Washington Limited Liability Company

By: [Signature]
Name: Ryan Wear
Title: Manager

STATE OF Washington
COUNTY OF Snohomish ss.

I, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ryan Wear, Manager of Ideal Property Investments, LLC, a Washington Limited Liability Company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 3 day of January, 2023

[Signature]
Notary Public

Notary Public
State of Washington
Catherine Marie Rhodes
Commission No. 21020311
Commission Expires 06-08-25

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EXHIBIT A
Legal Description

LOT 18 IN CENTEX INDUSTRIAL PARK NORTH UNIT 6, A SUBDIVISION IN THE SOUTH 1/2 SECTION 26, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 08-26-301-039-0000

Address of Real Estate: 1000 Nicholas Boulevard, Elk Grove Village, IL 60007

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EXHIBIT B

Permitted Exceptions

1. Real Estate Taxes not yet due and payable.
2. Building line(s) as shown on the Plat of Subdivision recorded as Recording No. LR2352689, affecting the East 25 feet of the Land.
3. Easement for sanitary sewer and water, and the easement provisions and grantees as set forth on the Plat of Subdivision, over the East 25 feet.
4. Easement for screen planting, and the easement provisions and grantees as set forth on the Plat of Subdivision, over the West 10 feet.
5. Easement for public utilities and drainage, and the easement provisions and grantees as set forth on the Plat of Subdivision, over the East 25 feet and West 10 feet.
6. Matters shown on the Survey prepared by JLH Land Surveying, Inc., dated 3/17/2022.

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