

# UNOFFICIAL COPY

***This instrument prepared by:***

Steven E. Silverman, Attorney at Law  
5 Revere Dr. - Suite 200  
Northbrook, IL 60062  
(847) 400-8654



Doc# 2305249040 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/21/2023 01:31 PM PG: 1 OF 3

***After recording return to:***

Michael P. Sandusky, Esq.  
Reed Smith LLP  
10 S. Wacker Drive, Suite 4000  
Chicago, Illinois 60606

***Send subsequent bills to:***

HPIV Chicago, LLC  
Attn: Asset Management  
1400 North Water Street, Suite 500  
Milwaukee, WI 53202

## ILLINOIS SPECIAL WARRANTY DEED

As of this 15th day of February, 2023, THE GRANTOR, **1420-1430 ARLINGTON HEIGHTS, L.L.C.**, an Illinois limited liability company, whose mailing address is 446 West Arlington Place, City of Chicago, Cook County, State of Illinois for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEYS to **HPIV CHICAGO, LLC**, a Delaware limited liability company (the "Grantee"), whose mailing address is 1400 North Water Street, Suite 500, Milwaukee, WI, all of its right, title and interest in, and to, the following described real estate (the "Real Estate") situated in the City of Arlington Heights, County of Cook, in the State of Illinois, to wit:

### **See Legal Descriptions Attached Hereto as Exhibit "A"**

Subject to: covenants, conditions, restrictions, easements and building lines of record; unrecorded leases; and to general real estate taxes for 2022 and subsequent years.

To have and to hold the Real Estate to Grantee and Grantee's successors and assigns forever. Grantor covenants and warrants that said Real Estate is free of any encumbrance made or suffered by said Grantor (except any set forth above), and that Grantor and Grantor's successors shall warrant and defend the same to said Grantee and said Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under the said Grantor, but against none other.

This property is not subject to the Homestead Exemption Laws of the State of Illinois.

*[Remainder of Page Left Intentionally Blank; Signature Page to Follow]*

CCH12206455LI - DS (1 of 21)

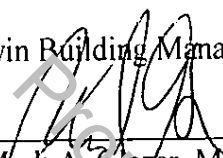
# UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned has caused this Special Warranty Deed to be executed as of the date first written above.

**GRANTOR:**

**1420-1430 ARLINGTON HEIGHTS, L.L.C.,**  
an Illinois limited liability company

By: Twin Building Management LLC, Its Manager

By:   
Mark A. Glazer, Manager

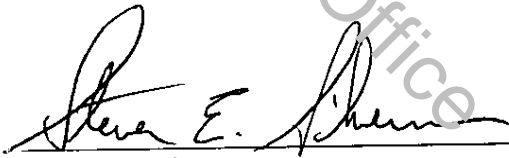
**ACKNOWLEDGMENT**

STATE OF ILLINOIS        )  
COUNTY OF COOK        )

On February 15, 2023, before me, Steven E. Silverman, a Notary Public in and for said State, personally appeared Mark A. Glazer, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in his authorized capacity, as the Manager of Twin Building Management LLC, an Illinois limited liability company (the "Manager"), which is the Manager of 1420-1430 Arlington Heights L.L.C., an Illinois limited liability company (the "Company"), and that by his signature on the foregoing instrument, the Manager upon behalf of which he acted and the Company, executed the foregoing instrument.

(Notary Seal must be affixed)







Signature of Notary

Steven E. Silverman  
Name of Notary Typed, Printed or Stamped

My Commission Expires: 7/29/24

<b>REAL ESTATE TRANSFER TAX</b>		21-Feb-2023
	COUNTY:	4,609.00
	ILLINOIS:	9,218.00
	TOTAL:	13,827.00
03-20-301-044-0000	20221101695702   1-255-628-624	

# UNOFFICIAL COPY

## EXHIBIT A

[Legal Description]

LOTS 1, 2 AND 3 IN FINAL PLAT OF RESUBDIVISION OF NORTHWEST MEDICAL SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, 6, AND 7 IN NORTHWEST MEDICAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 24, 2007 AS DOCUMENT NUMBER 0723603040 IN THE VILLAGE OF ARLINGTON HEIGHTS, IN COOK COUNTY, ILLINOIS.

PIN(s):

03-20-301-044-0000

03-20-301-043-0000

03-20-301-042-0000

Common Address(es):

1410 N. Arlington Heights Road, Arlington Heights, Illinois 60004

1420 N. Arlington Heights Road, Arlington Heights, Illinois 60004

1430 N. Arlington Heights Road, Arlington Heights, Illinois 60004

Property of Cook County Clerk's Office