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# UNOFFICIAL COPY



\*2313045160\*

Doc# 2313045160 Fee \$81.00

## SPECIAL WARRANTY DEED

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/10/2023 04:03 PM PG: 1 OF 4

Chicago Title <sup>102</sup>

2265C855002LP dv

This document was prepared by:  
Mary E. Miles  
Lawrence Kamin LLC  
300 S. Wacker Drive, Suite 500  
Chicago, IL 60606

When recorded return to:  
Rock Fusco & Connolly, LLC  
333 W. Wacker Drive, 15<sup>th</sup> Floor  
Chicago, Illinois 60606  
Attention: John J. Rock

(Above Space for Recorder's Use Only)

The Grantor, HDS REAL ESTATE L.L.C., an Illinois 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, having its principal office at 2458 Augusta Way, Highland Park, IL 60035, for the consideration of Ten (\$10.00) dollars, the receipt and sufficiency of which is hereby acknowledged, and other good and valuable consideration in hand paid, does hereby GRANT, BARGAIN, REMISE, RELEASE, ALIEN, AND CONVEY to BDC ELK GROVE, LLC, an Illinois limited liability company, having its principal office at 619 E. Jefferson Street, Rockford, IL 61103, (the "Grantee") the real property more particularly described on Exhibit A, attached hereto and made a part hereof (the "Property"), situated in the County of Cook in the State of Illinois, subject to the Permitted Exceptions set forth on Exhibit B, attached hereto and made a part hereof. Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

TO HAVE AND TO HOLD the property together with all and singular the rights and appurtenances thereto in any way belonging unto Grantee, and to Grantee's successors and assigns and Grantor does hereby bind itself and 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 herein recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to those Permitted Exceptions set forth on Exhibit B attached hereto and made a part hereof.

PIN: 08-34-204-020-0000

Address of Real Estate: 1400 Morse Avenue, Elk Grove Village, Illinois 60007

[Signature page follows.]

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Dated this 26th day of ~~May~~<sup>April</sup>, 2023.

**HDS REAL ESTATE L.L.C.**

By: Howard D. Solomon  
Howard Solomon, its Manager

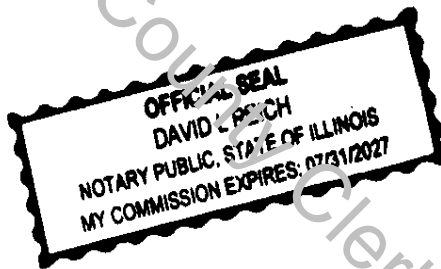
STATE OF ILLINOIS

COUNTY OF LAKE

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT HOWARD SOLOMON, MANAGER OF HDS REAL ESTATE L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT HE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.

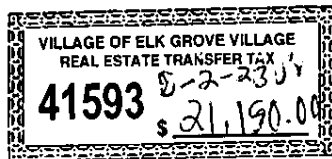
Given under my hand and official seal, this 26th day of April 2023.



  
NOTARY PUBLIC



SEND FUTURE TAX BILLS TO:

BDC Elk Grove, LLC  
1400 Morse Avenue  
Elk Grove Village, Illinois 60007



REAL ESTATE TRANSFER TAX		10-May-2023
	COUNTY:	3,525.00
	ILLINOIS:	7,050.00
	TOTAL:	10,575.00
08-34-204-020-0000	20230401602426   0-622-498-512	

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 113 (EXCEPT THE WEST 17.05 FEET) IN CENTEX INDUSTRIAL PARK UNIT 80, BEING A SUBDIVISION IN SECTION 34, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Real Estate Taxes not yet due and payable
2. Easement for public utilities and drainage over the North 15 feet of the Land as shown on the Plat recorded April 24, 1968 as Document No. 20468874.
3. Building line over the South 25 feet of the Land as shown on the Plat recorded April 24, 1968 as Document No. 20468874.
4. Easement for public utilities, sewer, water and drainage over the South 25 feet of the Land as shown on the Plat recorded April 24, 1968 as Document No. 20468874.
5. Easement in favor of Northern Illinois Gas Company, the Illinois Bell Telephone Company and the Commonwealth Edison Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property, together with the right of access to said equipment and the provisions relating thereto contained in the Plat recorded April 24, 1968 as Document No. 20468874, affecting the North 15 feet and the South 25 feet of the Land.
6. Easements over set-back lines reserved by Chicago Title and Trust Company, as Trustee under Trust Number 44344 contained in Deed recorded as Document No. 20505418, to construct and maintain utility services, including light, power, telephone, gas, sanitary sewer, storm sewer and water, with right to Grant easements to others to carry out this purpose.
7. Existing unrecorded Lease dated November 1, 1994 made by Jason Storage and Distribution, Inc., for a term of years ending August 31, 2001, and all rights thereunder of the lessee and of any person or party claiming by, through or under the lessee.
8. Encroachment of the 2 story brick building onto the 25 foot public utility easement running along the South property line, as shown on plat of survey made by V3 Companies of Illinois, Ltd., dated 01/16/23 last revised 02/16/23 as order no. 221549.
9. Building lines of 25 feet from any street and 10 feet from any side boundary lines and 15 feet from rear boundary line as contained in the note in the Deed recorded as Document No. 20505418.
10. Violation of the 25 foot building setback line along the South property line, by the 2 story brick building as shown on plat of survey made by V3 Companies of Illinois, Ltd., dated 01/16/23, last revised 02/16/23 as order no. 221549.