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Karen A. Yarbrough
Cook County Clerk
Date: 05/24/2023 11:43 AM Pg: 1 of 5

This Instrument Prepared By:

Dec ID 20230501625720

ST/CO Stamp 1-841-449-680 ST Tax \$8,100.00 CO Tax \$4,050.00

Locke Lord LLP
111 South Wacker Drive
Chicago, Illinois 60606
Attn: Dominic J. DeMarco, Esq.

After Recording Return To:

Hunton Andrews Kurth LLP
200 Park Avenue, 53rd Floor
New York, New York 10166
Attn: F. Robert Brusca, Esq.

CC#2301917ALD 161 CSC

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 19th day of May, 2023, between PADDOCK PUBLICATIONS, INC., a Delaware corporation ("Grantor"), and TLH SCHAUMBURG IL, LLC, a Delaware limited liability company ("Grantee") of 300 Main Street, 5th Floor, Stamford, Connecticut, WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY unto the Grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof (the "Land").

Together with (i) all existing buildings, structures, fixtures, system, and other improvements affixed to or located on the Land, and (ii) all and singular hereditaments and appurtenances belonging there, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, unto the Grantee, forever.

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors 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, said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those matters listed on Exhibit B attached hereto and made a part hereof.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]
[SIGNATURE PAGE TO FOLLOW]

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IN WITNESS WHEREOF, Grantor executed this Deed the day and year first above written.

PADDOCK PUBLICATIONS, INC.,
a Delaware corporation

By: *Scott Stone*
Name: Scott Stone
Title: President

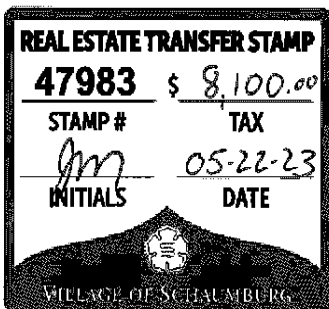
Send Subsequent Tax Bills to:

Twenty Lake Management LLC
300 Main Street
5th Floor
Stamford, CT 06901

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Kristine M. Wilson, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Scott Stone, the President of Paddock Publications, Inc., a Delaware corporation, 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 and delivered the said instrument as his free and voluntary act in his capacity as President, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 17 day of May, 2023.



Kristine M. Wilson
Notary Public

My Commission Expires 6/24/27



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EXHIBIT A

DESCRIPTION OF LAND

LOT 1 IN DAILY HERALD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 2002 AS DOCUMENT NO. 21359708, IN COOK COUNTY, ILLINOIS.

PIN: 07-33-300-011-0000

Common Address: 1000 Abion Avenue, Schaumburg, Illinois 60193

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Rights or claims of parties in possession not shown by the public records of Cook County, Illinois ("Public Records");
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey on the Land;
3. Easements, or claims of easements, not shown by the Public Records;
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records;
5. Taxes or special assessments which are not shown as existing liens by the Public Records;
6. Taxes for the year(s) 2022 and 2023 and subsequent years not yet due or payable;
7. Easement for a storm sewer and for the drainage of storm water reserved by Grantor in the Trustee's Deed recorded April 6, 1993 as document 93251534, over, under and through that part of the land described in Exhibit "D" therein, and as partially vacated and relocated by Amendment Easement recorded July 20, 2001 as document 0010653159 and rerecorded February 27, 2003 as document 0030283294 and Plat recorded December 10, 2003 as document 21359708;
8. Building Setback requirements set forth in the following note on the plat of subdivision recorded as document no. 0021359708: "Building setback requirements to be determined by Village Ordinance";
9. 10 foot Public utility and drainage easements as shown on the plat of subdivision recorded as document no. 0021359708. Reference is made to said plat for exact locations;
10. 30 foot bike path, public utility and drainage easement as shown on the plat of subdivision recorded as document no. 0021359708. Reference is made to said plat for exact locations;
11. 30 foot public utility, drainage and public sidewalk easement as shown on the plat of subdivision recorded as document no. 0021359708. Reference is made to said plat for exact locations;
12. Emergency bypass storm sewer easement as shown on the plat of subdivision recorded as document no.0021359708. Reference is made to said plat for exact locations;

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13. Detention pond 100 year H.W.L. , elevation = 799.70 as depicted on issue 6 DWG. NO. C-6UP dated 07-09-2001, prepared by David L. Jacobson & Asso. Ltd, as shown on the plat of subdivision recorded as document no. 0021359708. Reference is made to said plat for exact location;
14. Easement in favor of Commonwealth Edison Company, Ameritech Illinois a.k.a Illinois Bell Telephone Company, and any electric, gas, telephone or telecommunication company, cable T.V. company and the Village of Schaumburg, 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 as document no. 0021359708. Reference is made to said plat for exact locations;
15. Bike Path Easement reserved for and granted to the Village of Schaumburg, its successors and assigns, by the plat of subdivision recorded as document no. 0021359708, and the terms and provisions relating thereto. Reference is made to said plat for exact location;
16. Public sidewalk easement, reserved for and granted to the Village of Schaumburg, its successors and assigns, by the plat of subdivision recorded as document no.0021359708, and the terms and provisions relating thereto. Reference is made to said plat for exact locations; and
17. Stormwater/drainage easement reserved for and granted to the Village of Schaumburg, Cook and DuPage Counties, and their successors and assigns, by the plat of subdivision recorded as document no. 0021359708, and the terms and provisions relating thereto. Reference is made to said plat for exact locations.