

# UNOFFICIAL COPY



Doc# 2315634051 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/05/2023 01:53 PM PG: 1 OF 6

Above space for Clerk's use only

Record and Return to and send future  
Tax bills to:

Heart & Vascular Partners LLC c/o Cardiovascular Healthcare Partners  
3200 Quail Springs Parkway, Suite 200  
Oklahoma City, OK 73134

Prepared By:

Christal L. Fish, Esq.  
McGuireWoods LLP  
50 N. Laura Street, Suite 3300  
Jacksonville, Florida 32202

## SPECIAL WARRANTY DEED

This Special Warranty Deed is made as of this 30<sup>th</sup> day of May, 2023, by HVP RE HOLDCO, LLC, a Delaware limited liability company (the "Grantor"), whose address is Heart & Vascular Partners LLC c/o Cardiovascular Healthcare Partners 3200 Quail Springs Parkway, Suite 200, Oklahoma City, OK 73134, for and in consideration of TEN and 00/100 DOLLARS, (\$10.00) GRANTS, SELLS AND CONVEYS unto ACE-AHGIL, LLC, an Arkansas limited liability company ("Grantee"), whose address is 12570 Pindell Circle, Alpharetta, Georgia 30004, and to its successors and assigns, FOREVER, the real estate located in the Village of Orland Park, County of Cook, State of Illinois, as more particularly described on Exhibit A, attached hereto and made a part hereof; releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same in fee simple, and to the proper use, benefit and behoof of said Grantee forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with 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 incumbered 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 it, subject to non-delinquent taxes and those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

FIDELITY NATIONAL TITLE FCHT2300168LI

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**REAL ESTATE TRANSFER TAX**

01-Jun-2023



|                  |          |
|------------------|----------|
| <b>COUNTY:</b>   | 2,632.75 |
| <b>ILLINOIS:</b> | 5,265.50 |
| <b>TOTAL:</b>    | 7,898.25 |

28-18-100-056-1001

| 20230501627924 | 2-022-873-808

*[Remainder of Page Left Blank Intentionally – Signature Page Follows]*

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be affixed hereto and has caused its name to be signed to these presents.

**GRANTOR:**

HVP RE HOLDCO, LLC, a Delaware limited liability company

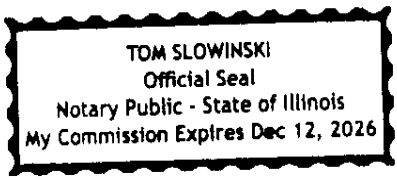
By: William Drehkoff  
William Drehkoff

Its: Authorized Representative

STATE OF Illinois  
COUNTY OF Cook

I, the undersigned, a Notary Public in and of said Count, in the State aforesaid, DO HEREBY CERTIFY THAT William Drehkoff, the Authorized Representative of HVP RE HOLDCO, LLC, a Delaware limited liability company, signed this instrument on behalf of the company, and [] provided Mass Driver License as identification, or is [] 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 said instrument as his free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 29 day of May, 2023.



Seal:

[Signature]  
Notary Public

My Commission expires: Dec 12, 2026

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## EXHIBIT A

### LEGAL DESCRIPTION

UNIT NUMBERS A-1, A-2, B-1 AND B-2 IN THE MILLENNIUM OFFICE PARK CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 1 IN MILLENNIUM OFFICE PARK, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS: WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 6, 2004 AS DOCUMENT NUMBER 0418827000; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS.

| Perm tax#          | Pcl    |
|--------------------|--------|
| 28-18-100-056-1001 | 1 of 4 |
| 28-18-100-056-1002 | 2 of 4 |
| 28-18-100-056-1003 | 3 of 4 |
| 28-18-100-056-1004 | 4 of 4 |

15255 South Harlem Avenue, located in the Village of Orland Park, County of Cook, State of Illinois

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## EXHIBIT B

Public utility easement granted by Plat of Millennium Office Park recorded June 10, 2004 as document 0416232083 as follows:

along the West 20 feet of Lot 1

along the North 10 feet except the East 79.03 feet of Lot 1

a strip of Land 10 feet to 21 feet wide running from North to South and located approximately 79.03 feet West of the East Line of Lot 1

a strip of Land 10 feet wide running from West to East approximately 17 feet North of the South Line of Lot 1

a strip of Land 10 feet wide running from Northwest Corner Southeasterly, southerly and then Easterly along a line approximately 37 feet North of the South Line of Lot 1

(A) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded July 6, 2004 as Document No. 0418827000, as amended from time to time; and (B) Limitations and conditions imposed by the Condominium Property Act.

Easement in favor of the Commonwealth Edison Company and Ameritech, Illinois, a/k/a the Illinois Bell Telephone 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 grant recorded/filed as Document No. 00383843, affecting the the South 10 feet of the North 15 feet and the East 10 feet of the West 160 feet of the South 35 feet of the North 40 feet of the Land.

(affects the underlying Land)

A non-exclusive easement granted to the Village of Orland Park and to the Millennium Office Park Condominium Association, their successors and assigns for the perpetual right, privilege and authority to construct, reconstruct, repair, inspect, maintain and operate various utility transmission and distribution systems including water mains and services, Storm and/or Sanitary Sewer Mains and Services, together with any and all necessary manholes, catch basins, connections, appliances and other structures and appurtenances as may be deemed necessary over, upon, along, under and through the storm water detention area, together with right of access across the property for men and equipment to do any of the above necessary work; provided the village shall have the right, but not the duty to maintain said storm water detention area, as shown on Plat of Millennium Office Park recorded June 10, 2004 as document 0416232083.

~CONTINUED~

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A non-exclusive easement granted to the Village of Orland Park, and to the Millennium Office Park Condominium Association, their successors and assigns for the purpose of having ingress and egress to and from the areas of Lot 1 that are not improved with building structures and the public street adjoining Lot 1 as shown on Plat of Millennium Office Park recorded June 10, 2004 as document 0416232083.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: SBC f/k/a Ameritech f/k/a The Illinois Bell Telephone Company, Comed, Nicor and the Cable Television and Communication Companies authorized by the Village of Orland Park to serve the community

Purpose: Utility Easement

Recording No: 0416232083

Affects: as shown on the plat

Easement in favor of the Village of Orland Park, 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 with water and sanitary sewer services, together with the right of access to said equipment, and the provisions relating thereto contained in the Plat recorded/filed as Document No. 0416232083.

Stormwater detention easment granted by the Plat of Millennium Office Park recorded June 10, 2004 as document 0416232083, 225 feet by 47 feet located along the North line of Lot 1.

Existing unrecorded lease to Heart & Vascular Partners, LLC and all rights thereunder of the lessee and of any person or party claiming by, through or under the lessee.