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This instrument was prepared by:

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1753 N. Tripp Ave.
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Karen A. Yarbrough
Cook County Clerk
Date: 06/08/2023 03:01 PM Pg: 1 of 5

Dec ID 20230501630765
ST/CO Stamp 0-526-858-960 ST Tax \$800.00 CO Tax \$400.00

After recording return to and mail tax

bills to: ~~II~~
Tenglo Holdings, LLC
Attn: Kevin Halbert
1038 Greenwood Ave.
Wilmette, IL 60091

For Recorders Use Only

SPECIAL WARRANTY DEED

The **Grantor**, G. R. Leonard & Co. , an Illinois corporation, whose address is 115 E. University Dr., Arlington Heights, IL 60004, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the **Grantee**, ~~Tenglo Holdings, LLC~~, an Illinois limited liability company, whose address is 1038 Greenwood Ave., Wilmette, IL 60091, FOREVER, the real estate described on EXHIBIT A attached hereto, and situated in the County of Cook and State of Illinois.

** Tenglo Holdings II, LLC*

Address of Real Estate: 115 E. University Dr., Arlington Heights, IL 60004

PIN: 03-08-103-005-0000

And the Grantor, for itself and its successors, does covenant, promise and agree to and with the 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 TO all claims arising under or by virtue of the Permitted Exceptions.

TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, subject to the matters set forth in Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions"), unto the Grantee, forever.

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 22nd day of May, 2023.

G.R. LEONARD & CO.,
an Illinois corporation

By: David Ercolani
Name: David Ercolani
Title: President

STATE OF _____)
) SS.
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that David Ercolani, not personally but as President of G.R. Leonard & Co., an Illinois corporation, being the Grantor in the foregoing instrument, 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 such instrument as his own free and voluntary act and as the free and voluntary act of the Grantor, all for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this _____ day of _____, 2023.

Notary Public

My Commission expires:

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CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Los Angeles }

On May 22, 2023 before me, Kelly F. King, Notary Public
(Here insert name and title of the officer)

personally appeared DAVID ERCOLANI
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages Document Date

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

(Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for a acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

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EXHIBIT A LEGAL DESCRIPTION

Situated in the County of Cook, State of Illinois, to wit:

Lot 17 in resubdivision of part of Lot 1 and all of Lots 2 through 5, both inclusive in Arlington Industrial and Research Center, Unit No. 1, being a subdivision in the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 8, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

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EXHIBIT B PERMITTED EXCEPTIONS

Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

Declaration of Protective Covenants and Restrictions made by La Salle National Bank, as Trustee under Trust No. 30100 dated April 27, 1966 and recorded May 10, 1966 as Document 19821924, relating to location of buildings to be erected; lot size; dock loading; parking facilities and parking areas; materials and construction of buildings to be erected; landscaping; conformance with M-1A Code of Village of Arlington Heights; screening of water towers, storage tanks, etc; right of Declarant to grant easements; screening of storage yards; use of the land; height and location of fences, walls, etc; approval of plans, etc.

Note: Said instrument contains no provision for a forfeiture of or reversion of title in case of breach of condition.

Building line as shown on the plat of subdivision recorded as Document Number 20627857.
(Affects the North 40 feet of the land)

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