

Record and return to:
Madison Title Agency, LLC
1125 Ocean Avenue
Lakewood, NJ 08701
MTA 16506A

UNOFFICIAL COPY

This instrument was prepared by:

Gutnicki LLP
4711 Golf Road, Suite 200
Skokie, IL 60076
Attn: Jeremy Meisel

After recording mail to:

Gutnicki LLP
4711 Golf Road, Suite 200
Skokie, IL 60076
Attn: Jeremy Meisel



2315922049

Doc# 2315922049 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/08/2023 02:48 PM PG: 1 OF 5

For Recorder's Use Only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and effective this 2 day of June, 2023, by and between MS Claremont, LP, a Delaware limited partnership ("**Grantor**"), with a mailing address of 8701 East 116th Street, Suite 260, Fishers, Indiana 46038, and Ignite Hanover Park Property, LLC, an Illinois limited liability company ("**Grantee**"), with a mailing address of 3450 Oakton St., Skokie, Illinois.

WITNESSETH, that Grantor, possessing the entirety of the interest in the property, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT, SELL, CONVEY, ASSIGN and DELIVER unto Grantee the following described real estate, situated in the County of Cook and State of Illinois and known and described as follows:

See Exhibit A attached hereto and made part hereof.

COMMONLY KNOWN AS: 2000 West Lake Street a/k/a 2016 West Lake Street, Hanover Park, Illinois 60133

PERMANENT REAL ESTATE INDEX NOS.: 06-36-407-021-0000; 06-36-309-023-0000

SUBJECT ONLY TO: (a) the liens of real estate taxes that are not yet due and payable as of the date hereof; (b) the rights of residents in possession; and (c) matters created by, through or under Grantee and (d) those matters set forth on Exhibit B, attached hereto and made a part hereof (collectively, the "**Permitted Exceptions**").



REAL ESTATE TRANSFER TAX

08-Jun-2023



COUNTY: 5,250.00
ILLINOIS: 10,500.00
TOTAL: 15,750.00

06-36-407-021-0000

| 20230501630998 | 1-382-251-216

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TO HAVE AND TO HOLD the herein described property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns, forever, and Grantor hereby covenanting that it has good and lawful authority to sell and convey the real estate, free and clear of all liens and encumbrances other than the Permitted Exceptions, and Grantor does hereby bind themselves and their successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against every person whomsoever lawfully claiming by, through or under Grantor, subject, however, to the Permitted Exceptions.

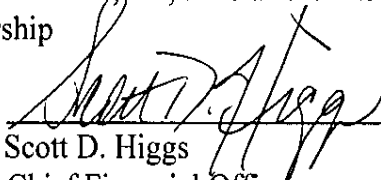
[Signature Pages Follow]

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, this Special Warranty Deed is executed by Grantor as of the day and year first written above.

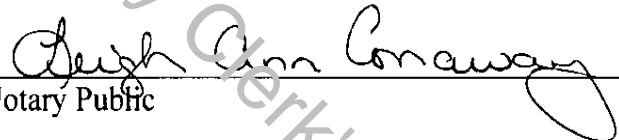
MS Claremont, LP, a Delaware limited partnership

By: 
Name: Scott D. Higgs
Its: Chief Financial Officer

STATE OF INDIANA)
) SS
COUNTY OF HAMILTON)

On this 23 day of May, 2023, before me appeared Scott D. Higgs, to me personally known, who, being by me duly sworn, did say that he is the duly authorized Chief Financial Officer of MS Claremont, LP, a Delaware limited partnership, and that the foregoing Special Warranty Deed was signed on behalf of said Delaware limited partnership, by authority of the general partner of such Delaware limited partnership, and further acknowledged said instrument to be the free act and deed of Scott D. Higgs on behalf of the limited partnership.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.


Notary Public

My Commission Expires:



Property Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Hanover Park, County of Cook, State of Illinois.

Lots 2 and 3 in Virons Subdivision, Hanover Park, Illinois, being a subdivision of the south half of Section 36, Township 41 North, Range 9, East of the Third Principal Meridian, according to the plat thereof recorded June 15, 2009, as Document Number 0916610047 in Cook County, Illinois.

NOTE FOR INFORMATION: Being Parcel No(s) 06-36-407-021-0000 and 06-36-309-033-0000, of the City of Hanover Park, County of Cook.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Rights of tenants as tenants only under unrecorded leases.
2. The second installment of the 2022 real estate taxes and subsequent tax years not yet due and payable.
3. All conditions, matters, easements and setback lines as set forth on plat recorded in Plat Document No. 0916610047.
4. Survey prepared by Brian J. Fischer of CreSurveys, Project/Job Number 22-11504 Site #7 dated 10/10/2022, last revised 10/11/22, discloses the following:
 - a. Fence extends over northwesterly property line
 - b. Business sign encroaches into 10' utility easement as reflected in Doc. 0916610047
 - c. Wood fences and concrete walls encroach onto Utility easement as reflected in Doc. 0916610047
 - d. Fences and walls do not coincide with property lines
 - e. Rights of others, both public and private, in and to storm catch basins, storm inlets, sanitary manholes, sanitary clean outs, water manholes, water buffalo boxes, fire hydrants, telephone pedestals, electric light poles, gas meter, sign posts and signs, metal grates, vault and transformer.