

UNOFFICIAL COPY

CCHI 2300842LD TS 1 of 1
THIS INSTRUMENT WAS PREPARED BY:

Adrienne W. Chan
Stevens & Chan
161 N. Clark Street, Suite 1600
Chicago, Illinois 60601



Doc# 2320534005 Fee \$88.00

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/24/2023 09:46 AM PG: 1 OF 5

AFTER RECORDING RETURN TO:

Keith J. Wenk, Esq.
Mason, Wenk & Berman, L.L.C.
630 Dundee, Suite 220
Northbrook, Illinois 60062

SEND SUBSEQUENT TAX BILLS TO:

VK Acquisitions VI, LLC VK 432 Diens, LLC
9500 Bryn Mawr, Suite 340
Rosemont, Illinois 60018
Attention: Matt Gocse

SPECIAL WARRANTY DEED ILLINOIS

THIS INDENTURE is made as of the 17TH day of July, 2023 by **NORTHBROOK PROPERTIES, INC.**, an Illinois corporation, whose address is 555 Skokie Boulevard, Suite 555, Northbrook, Illinois 60062 ("**Grantor**") to and in favor of VK 432 Diens, LLC, an Illinois limited liability company ("**Grantee**").

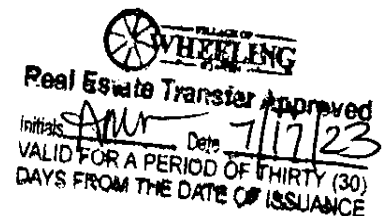
WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, all of Grantor's right, title and interest in and to that certain the parcel of land situated in the County of Cook and State of Illinois legally described on Exhibit A attached hereto and by this reference made a part hereof, together with all and singular the improvements, easements, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises.

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

~~SUBJECT ONLY TO General real estate taxes for 2022 and future years not yet due and payable, and ordinances, easements, covenants, conditions and restrictions of record as of the date hereof.~~ the matters set forth on Exhibit B attached hereto and made part hereof

AND Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land, that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but no other.

*and rights
as above described



UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

NORTHBROOK PROPERTIES, INC.,
an Illinois corporation

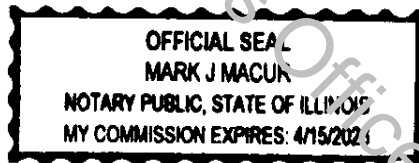
By: Erin K. Rockney
Name: Erin K. Rockney
Title: Vice President

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Erin K. Rockney as Vice President of Northbrook Properties, Inc., an Illinois corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as said officer, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 17TH day of July, 2023.

Mark J. Macur
NOTARY PUBLIC



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

LOTS 31, 32, AND 33, BOTH INCLUSIVE, IN NORTHGATE INDUSTRIAL CENTER, BEING A SUBDIVISION IN PART OF SECTIONS 2 AND 3, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED ON FEBRUARY 16, 1978 AS DOCUMENT NUMBER 24329400, IN COOK COUNTY, ILLINOIS.

PINs: 03-03-201-001-0000
03-03-201-002-0000
03-03-201-003-0000

Address: 406-432 Diens Drive, Wheeling, IL 60090

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year(s) 2022 second installment and 2023, not yet due or payable.
2. Shown on the Northgate Industrial Center Plat of Subdivision recorded February 16, 1978 as Document Number 24329400:

Building Line over the East 35 feet and Westerly 17 feet of the Land.
Public Utility Easement over the West 12 feet and South 6 feet of Lot 31 and the West 12 feet of Lots 32 to 33.

3. Declaration of Easements, Covenants and Restrictions of the Northgate Industrial Center made by Clinton Industries, an Illinois Partnership and Seven K. Construction Company, Inc. an Illinois Corporation, dated November 30, 1977 and recorded February 24, 1978 as Document Number 24339729.
4. Encroachment of asphalt located mainly on the Land onto property west and adjoining by a distance of 3.87 feet to 2.30 feet west, shown on plat of survey job no. 44742, prepared by Webster, McGrath & Ahlberg LTD. Land Surveying Dated February 21, 2023 last revised March 10, 2023.

UNOFFICIAL COPY



03-03-201-001-0000

20230701669275 | 1-888-473-552

COUNTY:	569.00
ILLINOIS:	1,138.00
TOTAL:	1,707.00

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387