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Cook County Clerk
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Dec ID 20230801607320
ST/CO Stamp 1-904-276-944 ST Tax \$5,600.00 CO Tax \$2,800.00

After Recording return to:

Founders Asset Management, LLC
c/o Louisville Tile Distributors, Inc.
4520 Bishop Lane
Louisville, KY 40218

(For Recorder's Use Only)



239ND676018L2

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SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ELK GROVE PROPERTY, LLC**, an Illinois limited liability company ("**Grantor**"), has bargained and sold and does hereby transfer and convey unto Founders Asset Management, LLC, a Kentucky limited liability company ("**Grantee**"), its successors and assigns, all of Grantor's right, title and interest in and to those certain tracts or parcels of land located in Cook County, Illinois and described with greater particularity in **Exhibit A**, attached and incorporated by this reference (the "**Land**"), together with together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements and all of Grantor's interest, if any, in the land lying beneath the public roads and public rights-of-way adjoining the real property, all privileges, rights, easements, claims of adverse possession, rights of way and easements now or hereafter belonging or pertaining to any of the foregoing, including any portion hereof located in any neighboring rights of way, streets, or strips, all development rights, air rights, wind rights, water rights, riparian rights and water stock relating to the real property, and all other rights, benefits, licenses, interests, privileges, easements, tenements, and hereditaments appurtenant to such real property or used in connection with the beneficial use and enjoyment of such real property or any improvements thereon, or in anywise appertaining to such real property or the improvements thereon (collectively with the Land, the "**Property**").

That certain real property in Cook County, Illinois, which is described on **Exhibit A** attached hereto and incorporated herein by reference.

Permanent Real Estate Index Number: 08-27-203-006-0000
Address of Real Estate: 1650 Howard Street, Elk Grove Village, Illinois 60007

TO HAVE AND TO HOLD the Property, and the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has a good right to sell and convey the same, and that the

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EXHIBIT A
(to Special Warranty Deed)

Legal Description

LOT 149 IN HIGGIN'S INDUSTRIAL PARK UNIT 102, BEING A SUBDIVISION IN THE NORTH EAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 14, 1972 AS DOCUMENT 22157723 IN COOK COUNTY, ILLINOIS.

PIN: 08-27-203-006-0000

COMMONLY KNOWN AS: 1650 Howard Street, Elk Grove Village, Illinois 60007

Property of Cook County Clerk's Office

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EXHIBIT B

Permitted Exceptions

1. All real estate taxes and assessments for 2022 (final installment only), 2023, and future years, the liens for such future years not yet due and payable.
2. A 25 foot building line as shown on the Plat of Higgin's Industrial Park Unit No. 102 recorded December 14, 1972 as document number 22147723 and as shown on the certain survey prepared by Luco Surveying dated August 23, 2023, as designated Job No 23-70509.
3. Easement for public utilities and drainage over the North 15 feet of the Land as shown on the Plat of Subdivision Aforesaid and as shown on the certain survey prepared by Luco Surveying dated August 23, 2023, as designated Job No 23-70509.
4. Easement for underground utilities, sewers, water and drainage over the East and South 25 feet of the Land as shown on the aforesaid Plat of Subdivision and as shown on the certain survey prepared by Luco Surveying dated August 23, 2023, as designated Job No 23-70509.
5. Easement over the North 15 feet and the East and South 25 feet of the Land for the purpose of installing and maintaining all equipment necessary for the purpose of serving the Subdivision and other property with telephone and electric service together with right to overhang aerial service wires and also with right of access thereto, as granted to the Illinois Bell Telephone Company and the Commonwealth Edison Company and their respective successors and assigns and as shown on the aforesaid Plat of Subdivision.
6. Easement to Northern Illinois Gas Company, its successors and assigns, in all platted easement areas, streets, alleys, other public ways and places shown on this Plat; said easement to be for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances as shown on aforesaid Plat of Subdivision.
7. An encroachment of the concrete retaining wall and 2 signs situated on said Land into or onto the South 25 foot Easement, as disclosed on the certain survey prepared by Luco Surveying dated August 23, 2023, as designated Job No 23-70509.
8. An encroachment of the 2 concrete stoops situated on said Land into or onto the North 15 foot Utility Easement, as disclosed on the certain survey prepared by Luco Surveying dated August 23, 2023, as designated Job No 23-70509.
9. An encroachment of the concrete and the business sign situated on said Land into or onto the East 25 foot easement, as disclosed on the certain survey prepared by Luco Surveying dated August 23, 2023, as designated Job No 23-70509.