

# UNOFFICIAL COPY

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**Prepared By:**

David J. Alexander  
Alexander Law, LLC  
100 S. Saunders Rd., Suite 150  
Lake Forest, IL 60045

Doc#: 2403906091 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/08/2024 11:18 AM Pg: 1 of 4

Dec ID 20240201628627  
ST/CO Stamp 1-144-831-024 ST Tax \$325.00 CO Tax \$162.50

**After Recording Return and  
Mail Tax Bills To:**

Ten17 Holdings LLC  
Attn: Rolando Arrojo  
330 Thornmeadow Road  
Riverwoods, IL 60015

## SPECIAL WARRANTY DEED

AMERICAN MEDICAL TECHNOLOGISTS, a New Jersey non-profit corporation ("**Grantor**"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid to the Grantor, the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT, BARGAIN, SELL, REMISE, RELEASE, and CONVEY to TEN17 HOLDINGS LLC, an Illinois limited liability company ("**Grantee**") having an address of 330 Thornmeadow Road, Riverwoods, IL 60015, that certain real property situated in the Village of Rosemont, County of Cook, and State of Illinois being legally described on Exhibit A attached hereto and made a part hereof (the "**Real Property**") together with all appurtenances thereto and all improvements situated thereon (collectively, the "**Property**"); subject, however, to those matters described in Exhibit B attached hereto and made a part hereof (the "**Exceptions**").

TO HAVE AND TO HOLD the Property, subject to the Exceptions, unto Grantee and Grantee's successors and assigns forever; and Grantor does hereby bind himself and his successors and assigns to warrant and defend the Property, subject to the Exceptions, unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]  
[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the date set forth in the acknowledgment and to be effective as of the 14 day of ~~January~~, 2024.  
*February*

GRANTOR:

AMERICAN MEDICAL TECHNOLOGISTS,  
a New Jersey non-profit corporation

By: *[Signature]*

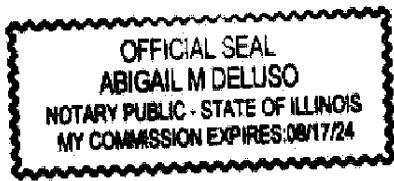
Name: Bill Beers

Title: Authorized Signatory

STATE OF *IL* )  
  ) SS  
COUNTY OF *COOK* )

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT that Bill Beers, the Authorized Signatory of American Medical Technologists, a New Jersey non-profit corporation 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 and delivered the said instrument as his 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 *14* day of December, 2023.



*[Signature]*  
Notary Public

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## EXHIBIT A

### Legal Description

UNITS 110 AND 120 IN THE NORTHPOINTE O'HARE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF A TRIANGULAR PARCEL OF LAND IN PART OF LOT 1 IN CHARLES BOESCHE'S DIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JULY 19, 2005, AS DOCUMENT NUMBER 0520018062, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PIN: 09-32-400-007-1013

COMMON ADDRESS: 10700 W. HIGGINS ROAD, #110, ROSEMONT, ILLINOIS 60018

PIN: 09-32-400-007-1014

COMMON ADDRESS: 10700 W. HIGGINS ROAD, #120, ROSEMONT, ILLINOIS 60018

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## EXHIBIT B

### Exceptions

Property of Cook County Clerk's Office