

UNOFFICIAL COPY



This instrument prepared by:

Andrew T. White, Esq.
Greenberg Traurig, LLP
77 West Wacker Drive
Suite 2500
Chicago, Illinois 60601

Doc#: 0707531075 Fee: \$36.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/16/2007 03:03 PM Pg: 1 of 7

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH THAT FNC Realty Corp., a Delaware corporation, successor in interest to Frank's Nursery & Crafts, Inc., a Delaware corporation, whose address is 570 Kirks Boulevard, Suite 214, Troy, Michigan 48084 ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt, adequacy and sufficiency of which is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIENATE AND CONVEY** unto **4500 Roosevelt Road, LLC**, an Illinois limited liability company, whose address is 2114 Wenonah Avenue, Berwyn, Illinois 60402 ("Grantee"), the following described real property located in the County of Cook, State of Illinois and legally described as follows:

See Legal Description attached hereto as Exhibit A and hereby made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, all 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 property, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** said property, with the appurtenances, unto Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that said property against all persons lawfully claiming, or to claim the same, by through and under Grantor, but not otherwise, Grantor will **WARRANT AND DEFEND**, subject to: the Permitted Title Exceptions, as described on Exhibit B attached hereto and hereby made a part hereof.

Permanent Index Number(s): 15-17-304-089 and 15-17-304-090
Common Address: 4500 Roosevelt Road

[Signature Page Follows]

Lawyers Unit #11344 Case# 16554769
1 of 4

Property of Cook County Office

UNOFFICIAL COPY

[Signature Page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of this 8th day of March, 2007.

FNC REALTY CORPORATION, a Delaware corporation

By: [Signature]
Name: Michael D. McBride
Its: President

State of MI)
) SS
County of OAKLAND)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL D. MCBRIDE as the PRESIDENT of FNC REALTY CORP. personally known to me, 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 free and voluntary act for the purposes therein set forth.

Given under my hand and official seal, this 8th day of March, 2007.

[Signature]
Notary Public

DEAN M. MILLER
NOTARY PUBLIC MACOMB CO., MI
COMMISSION EXPIRES Aug 12, 2008
OFFICE IN OAKLAND CO.

Commission expires: _____

4500 Roosevelt Road
VILLAGE OF HILLSIDE
\$12,000.00
72216 REAL ESTATE TRANSFER TAX
15-17-304-089
15-17-304-090
3-8-07



STATE TAX
STATE OF ILLINOIS
MAR. 16. 07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
01600.00
FP 103037

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAR. 16. 07
REVENUE STAMP

REAL ESTATE TRANSFER TAX
00800.00
FP 103042

UNOFFICIAL COPY

MAIL SUBSEQUENT TAX BILLS TO:

4500 Roosevelt Road
c/o Joseph A. Russo
2114 Wenonah Avenue
Berwyn, Illinois 60402

~~AFTER RECORDING MAIL DEED TO:~~

~~Robert J. Lovero
6536 W. Cermack Road
Berwyn, Illinois 60402~~

WHEN RECORDED RETURN TO:

LANDAMERICA - NCS
1050 Wilshire Dr., Ste. 310
Troy, MI 48084
Case No. 05-097624

LANDAMERICA - NCS
1050 WILSHIRE DRIVE, #310
TROY, MI 48084
ATTENTION:
JENNIFER VAN COILLIE

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A to Special Warranty Deed

Legal Description

Lot 4 (except the North 80 feet thereof and except the East 149.89 feet thereof) and Lot 5 (except the North 318 feet thereof and except the West 76.86 feet thereof) in Hillside Congress Executive Park, being a subdivision of part of the Southwest $\frac{1}{4}$ of Section 17, Township 39 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded December 6, 1966 as Document No. 20016140, in Cook County, Illinois.

PERMANENT INDEX NUMBER: 15-17-304-089 and 15-17-304-090

COMMON ADDRESS: 4500 Roosevelt Road

UNOFFICIAL COPY

EXHIBIT B to Special Warranty Deed

Permitted Exceptions

- 1) General taxes for the year 2007 and subsequent years, a lien, not yet due and payable.
- 2) Existing unrecorded leases, if any, and all rights thereunder of the lessees and of any person claiming by, through or under the lessees.
- 3) Easement as granted by Fred Millies and Elmore Boeger, as Trustees under Trust Agreement dated February 2, 1939 and known as Trust No. 125 to Joseph W. Cotugno and Joan Cotugno, his wife and Hillside Manor Motel, Inc., a Corporation of Illinois, by instrument dated October 18, 1954 and recorded January 31, 1955 as Document 16136664 and rerecorded May 10, 1965 as Document 19458309 for sewerage purposes through land on a line 5 feet North of and parallel to the Northern line of Roosevelt Road, and the right to make and at all times repair and maintain all such connections with the sewer described therein over the North 66 feet of the South 96 feet of the east $\frac{1}{2}$ of the South West $\frac{1}{4}$ of Section 17 aforesaid.
- 4) Perpetual easement, right, privilege and authority to construct, reconstruct, repair, maintain and operate a part of an intercepting sewer upon, under and through the following described premises:

That part of the North 66 feet of the South 96 feet of the South $\frac{1}{2}$ of Section 17, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois (except the East 479.97 feet to the West $\frac{1}{2}$ of the West $\frac{1}{2}$ of the South East $\frac{1}{4}$ of said Section 17 and except that part East of Oakridge Avenue and except that part West of the East line of the West $\frac{1}{2}$ of the South West $\frac{1}{4}$ of said Section 17) more particularly bounded and described as follows:

Beginning at a point in the South line of aforesaid 66 feet wide strip of land, being also the North line of Roosevelt Road, as the same is now located and established, distance 3.0 feet East of, measured at right angles, from the center line of Haas Avenue, extended Northerly; thence North parallel with said center line of Haas Avenue extended Northerly; a distance of 22.5 feet to a point; thence East parallel to said North line of Roosevelt Road to a point in the East line of Orchard Street or the same extended Southerly; thence South along said East line of Orchard Street to a point in said North line of Roosevelt Road; thence West along said North line of Roosevelt Road, a distance of 60 feet to a point in the West line of said Orchard Street or the same extended Southerly; thence Northerly parallel to said East line of Orchard Street a distance of 7.5 feet to a point; thence Westerly parallel to said North line of Roosevelt Road to a point distance 18 feet East of, measured at right angle from said center line of Haas Avenue extended Northerly; thence South parallel to said center line of Haas Avenue extended Northerly, a distance of 7.5 feet to a point in said North line of Roosevelt Road; thence West along said North line or Roosevelt Road to the point of beginning; as created by Grant from Fred Millies and Elmore

UNOFFICIAL COPY

Boeger, as Trustee under Trust Agreement dated February 2, 1939 and known as Trust No. 125 to The Metropolitan Sanitary District of Greater Chicago, a Municipal Corporation of Illinois dated November 5, 1964 and recorded November 13, 1964 as Document 19302260 and the covenants and agreements therein contained.

NOTE: Affects the South 2.5 feet of Lot 4 (except the East 124.80 feet of the South 250 feet thereof and the South 2.5 feet of Lot 5 (except the West 76.86 feet thereof) East a line of 3 feet East of Center line of Haas Avenue extended Northeasterly.

- 5) Easement for drainage as shown on the plat of said Subdivision recorded December 6, 1966 as Document 20016140 over and upon the following:

The West 7.5 feet of Lot 4;

The East 22.5 feet of the South 46 feet, North 15 feet of the South 61 feet; and

The East 7.5 feet of the South 405 feet of Lot 5.

- 6) Easement in a 10 foot strip of land to install and maintain all equipment for the purpose of serving the land and other property with telephone and electric service together with right of access to said equipment, as created by Grant to the Commonwealth Edison Company and The Illinois Telephone Company recorded November 25, 1968 as Document 20685609.

- 7) Permanent Easement entered in Case No. 99L50884, and in the Order vesting title, recorded as Document 00089944 for highway purposes over the following described land:

The South 3.962 meters (13.00 feet) of the East 7.715 meters (25.31 feet) of Lot 5, and the South 3.962 meters (13.00 feet) of the West 1.28 meters (4.22 feet) of Lot 4 in Hillside Congress Executive Park, being a Subdivision of part of the Southwest $\frac{1}{4}$ of Section 17, Township 39 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded December 6, 1966 as Document No. 20016140, in Cook County, Illinois.

- 8) A temporary easement to Department of Transportation entered in Case No. 99L50884, and in Order vesting title, recorded February 3, 2000 as Document 00089944 over the following described premises:

The South 10.058 meters (33.00 feet) of the East 15.271 meters (50.10 feet) of Lot 5, except the South 3.962 meters (13.00 feet) of the East 7.715 meters (25.31 feet) thereof; and also the South 10.058 meters (33.00 feet) of the West 9.266 meters (30.40 feet) of Lot 4, except the South 3.962 meters (13.00 feet) of the West 1.286 meters (4.22 feet) thereof; and also the South 1.280 meters (4.20 feet) of the East 10.424 meters (4.20 feet) of the West 19.690 meters (64.60 feet) of Lot 4, all in Hillside Congress Executive Park, being a Subdivision of part of the Southwest $\frac{1}{4}$ of Section 17, Township 39 North, Range 12 East of the Third Principal Meridian,

UNOFFICIAL COPY

according to the plat thereof recorded December 6, 1966 as Document No. 20016140,
in Cook County, Illinois.

Property of Cook County Clerk's Office

