

# UNOFFICIAL COPY



Doc#: 1018246035 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/01/2010 01:05 PM Pg: 1 of 5

~~DOCUMENT PREPARED BY AND, WHEN RECORDED, PLEASE RETURN TO:~~

Selig Jindal LLP  
Attention: A.J. Jindal, Esq.  
833 N. Orleans St., Suite 400  
Chicago, IL 60610

*Mail to*  
SEND ALL SUBSEQUENT TAX BILLS TO:  
4152 Roosevelt, LLC  
321 Center Street  
Hillside, IL 60162  
Attention: Tim Winter

Above Space for Recorder's Use Only

First American Title Order # *M/S 4/36699* 2 of 2

**THIS SPECIAL WARRANTY DEED** is made on the 25<sup>TH</sup> day of JUNE, 2010 by **Origin Capital III, LLC**, a Delaware limited liability company ("**Grantor**"), and **4152 Roosevelt, LLC**, an Illinois limited liability company ("**Grantee**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See attached Exhibit A

Property Address: 4152 W. Roosevelt Rd, Hillside, IL 60162

Parcel Identification Numbers: 15-17-413-019-0000; 15-17-413-020-0000; 15-17-413-021-0000; and 15-17-413-067-0000.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or 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, with such hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises, above described, with the appurtenances, unto Grantee, forever.

Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee and its successors that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except, as herein recited; and that it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

See attached Exhibit B.



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## EXHIBIT A

### LEGAL DESCRIPTION OF PROPERTY

Parcel 1:

The West 100 feet of the south 200 feet of the East 1/2 of the Southeast 1/4 of Section 17, Township 39 North, Range 12 East of the Third Principal Meridian (except the South 55 feet taken for street), in Cook County, Illinois.

Parcel 2:

The South 170 feet of Lot 36 in Oakridge Addition Subdivision of the South 19 acres of the East 1/2 of the West 1/2 of the southeast 1/4 of Section 17, Township 39 North, Range 12, East of the Third Principal Meridian (except the South 25 feet taken for street), in Cook County, Illinois.

Parcel 3:

The South 170 feet of Lot 34 and the South 170 feet of Lot 35 in Oakridge Addition, being a subdivision of the South 17 acres of the East 1/2 of the West 1/2 of the Southeast 1/4 of Section 17, Township 39 North, Range 12, East of the Third Principal Meridian (except the South 2 feet taken for street), in Cook County, Illinois.

Parcel 4:

The East 100 feet of the West 250 feet of the South 180 feet of the East 1/2 of the Southeast 1/4 of Section 17, Township 39 North, Range 12 East of the Third Principal Meridian (except the South 55 feet thereof taken for street), in Cook County, Illinois.

Parcel 5:

The East 50 feet of the West 150 feet of the North 170 feet of the South 200 feet of the East 1/2 of the Southeast 1/4 of Section 17, Township 39 North, Range 12, East of the Third Principal Meridian (except the South 25 feet taken for street), in Cook County, Illinois.

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Acts of Grantee or any person or entity who claims by, through, or under Grantee.
2. General and special taxes and assessments that are not yet delinquent.
3. Zoning, building, and other governmental and quasi-governmental laws, codes, and regulations, and the rights to any person or entity thereunder.
4. Easements, or claims of easements, that are not shown by the public records.
5. Easement dated October 20, 1964 and recorded November 12, 1964 as document number 19301377 by James J. McKernan to the Metropolitan Sanitary District of Greater Chicago Grant the perpetual easement, right, privilege and authority to construct, reconstruct, repair, maintain and operate part of the intercepting sewer upon, under and through that part of Lot 36 aforesaid lying North of the south line of May Street extended West to the service of the line of the Indiana Harbor Belt Line Railroad Company in the Village of Hillside, in Cook County, Illinois.
6. Rights of the Public, the State of Illinois and the Municipality in and to that part of the land, if any, taken or used for road purposes.
7. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
8. All matters shown on the ALTA/ACSM Land Title Plat of Survey prepared by Winemiller & Associates as Job No. 100110 and last revised on May 7, 2010.

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS )  
                                  )SS.  
COUNTY OF COOK )

A. J. JINDAL being duly sworn on oath, states that he resides at 833 N. ORIENT ST, SUITE 400, CHICAGO, IL 60610. That the attached deed is not in violation of Section 1 of the Plat Act (765 ILCS 205/1) for one of the following reasons:

**Section A.** Said deed is not applicable as the grantors own no adjoining property to the premises described in said deed.

OR

**Section B.** The conveyance falls within one of the following exemptions set forth in the Act at paragraph (b) or 1:

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipelines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configurations of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

**CIRCLE LETTER OR NUMBER WHICH IS APPLICABLE TO ATTACHED DEED.**

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of COOK County, Illinois to accept the attached deed for recording.

ORIGIN CAPITAL III, LLC

BY: [Signature]  
NAME: AJ JINDAL  
TB: AUTHORIZED SIGNATORY

SUBSCRIBED AND SWORN to before me  
This 25 day of June, 2010

[Signature]  
NOTARY PUBLIC

