

UNOFFICIAL COPY

Prepared by:
James P. Healy Jr.
Goldstine, Skrodzki, Russian,
Nemec and Hoff, Ltd.
835 McClintock Drive
Burr Ridge, Illinois 60527



Doc#: 1031233079 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/08/2010 01:52 PM Pg: 1 of 4

and after recording return to:

Arthur E. Stamas, P.C.
330 N. Wabash, Suite 2305
Chicago, Illinois 60611
Attn: Arthur E. Stamas

PW 2200154 DI Roth

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 1st day of November, 2010 by and between **3650 BUILDING, L.L.C.**, an Illinois limited liability company having an address at 3650 W. 95th Street, Evergreen Park, Illinois 60805 ("Grantor"), and **OAK BROOK TERRACE PROPERTY LLC**, an Illinois limited liability company having an address at c/o Pete's Fresh Market, 4343 S. Pulaski, Chicago, Illinois 60632 ("Grantee").

WITNESSETH:

THAT, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described in Exhibit "A" attached hereto and made a part hereof, together with all buildings, structures and improvements located thereon and all rights, easements and appurtenances in any manner appertaining or belonging to said property;

TO HAVE AND TO HOLD the property aforesaid unto Grantee, subject only to the matters set forth in Exhibit "B" attached hereto and made a part hereof (hereinafter the "Permitted Exceptions"). Grantor will warrant and forever defend the right, title and interest to the aforesaid property unto Grantee against the lawful claims (except for claims arising under and by virtue of the Permitted Exceptions) of all persons claiming by, through or under Grantor but none other. "Grantor" and "Grantee" shall include their respective heirs, successors and assigns.

[Signature Page Follows]

Box 400-CTCC

S Y
P Y
S N
SC Y
INT RP

3650 W. 95th St
No 1510
Village of Evergreen Park
\$ 2125.00
[Signature]
Real Estate Transaction Stamp

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EXHIBIT "A"

LEGAL DESCRIPTION

LOTS 19, 20, 21 AND 22 IN THEINER AND MALKIN'S THIRD ADDITION TO CRAWFORD HIGHLANDS, BEING A SUBDIVISION OF THE SOUTH ½ OF THE WEST ½ OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 3650 W. 95th Street, Evergreen Park, Illinois

PIN(s): 24-02-325-031-0000
24-02-325-032-0000
24-02-325-033-0000
24-02-325-034-0000

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EXHIBIT "B"

PERMITTED EXCEPTIONS

- 1) The rights of tenants and other parties in possession of the property;
- 2) The lien of all ad valorem real estate taxes and assessments not yet due and payable as of the date hereof;
- 3) Local, state and federal laws, ordinances or governmental regulations, including but not limited to building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the property;
- 4) All matters disclosed by the existing survey delivered to Grantee or which would be disclosed by a current, accurate ALTA survey of the property or a physical inspection thereof;
- 5) Acts done or things suffered by Grantee or anyone claiming by, through or under Grantee; and
- 6) Encroachment of the Building over the South property line by 0.10 to 0.12 feet and over the West property line by 0.02 feet to 0.05 feet as shown on Survey by Schomig Land Surveyors Ltd., dated September 26, 1995 #950603.