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Doc#: 1200431054 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/04/2012 04:01 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 28th day of December 2011, by and between **HMP PROPERTIES, INC.**, a Utah corporation ("Grantor"),* and **LIBRARY PLAZA PARTNERS, LLC**, an Illinois limited liability company ("Grantee"),* WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00)

Dollars and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Grantor, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto Grantee, FOREVER, all of the real estate, situated in the County of Cook and State of Illinois known and described on Exhibit "A" hereto.

* 9200 Oakdale Ave, Seventh Floor W 11701, Chatsworth, CA 91311

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 the Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances:

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

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the 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 those exceptions set forth on Exhibit "B" hereto.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its manager the day and year first above written.

** 6334 Thackeray Lane
Libertyville, IL 60048

BOX 15

HMP PROPERTIES, INC., a Utah corporation

By: Ann C. Creulish
Name: Ann C. Creulish
Its: Vice President

PROPERTY NATIONAL TITLE 999010908

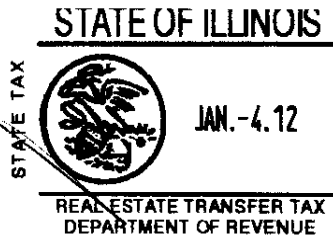
S ✓
P ✓
S ✓
SC ✓
INT ✓

1 of 1

APYS

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State of California)
) SS.
County of San Joaquin)



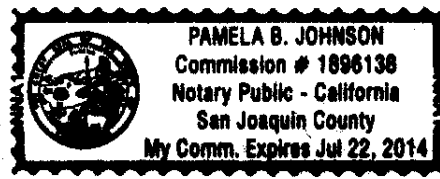
# 0000006953	REAL ESTATE TRANSFER TAX
	0030000
	FP 102809

On DECEMBER 28, 2011, before me, PAMELA B. JOHNSON personally appeared ANN C. GREULICH who proved to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Pamela B. Johnson
Signature of Notary



(Seal of Notary)

This Instrument Prepared By:

Bruno W. Tabis, Jr.
Crowley Barrett & Karaba, Ltd.
20 S. Clark St., Suite 2310
Chicago, Illinois 60603

After Recording Return to:

MATT BRZSCHUL
BRZSCHUL PETS LLC
230 W Monroe # 230
Chicago IL 60606

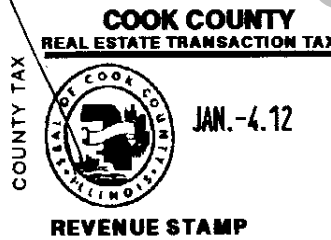
Send Subsequent Tax Bills To:

Liberty Plaza Partners, LLC
6334 Thackeray Ln
Libertyville IL
60047



No 002882

JD 12/30/11
Approved



# 0000006942	REAL ESTATE TRANSFER TAX
	0015000
	FP326707

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Exhibit A

LEGAL DESCRIPTION

SUB-LOT 4, EXCEPT THE WESTERLY 72 FEET THEREOF (AS MEASURED ALONG THE NORTHERLY LINE), IN COUNTY CLERK'S DIVISION OF THAT PART SOUTH OF GRAND AVENUE OF LOT 2 (EXCEPT A.C. SCHMIDT'S SUBDIVISION) IN ASSESSOR'S DIVISION OF FRACTIONAL WEST 1/2 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 12-26-309-063-0000

Common Address: 8465 West Grand Avenue, River Grove, IL 60171

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Exhibit B

Title Exceptions

1. REAL ESTATE TAXES NOT YET DUE AND PAYABLE
2. UNRECORDED EASEMENT FOR UTILITY POLES AND OVERHEAD WIRE ACROSS THE SOUTHERLY PART OF THE LAND HEREIN, AS DEPICTED ON THE PLAT OF SURVEY BY CERTIFIED SURVEY COMPANY, ORDER NUMBER 891211, DATED JUNE 9, 2000.

NOTE: WE DO NOT HAVE A COPY OF THE SUBJECT SURVEY.

3. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.

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