

UNOFFICIAL COPY



Doc#: 1209026105 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/30/2012 02:06 PM Pg: 1 of 6

8FA4241 DR AEM

1072

This instrument prepared by:
Allan Afrow, Esq.
Kin Properties, Inc.
185 N.W. Spanish River Blvd., Suite 100
Boca Raton, FL 33431
Phone: 561/620-9200

Return recorded deed and Mail Tax Statements to:
Taubensee Family Limited Partnership IV
c/o Steel Technology Services Inc.
Attn: Nancy Taubensee
600 Diens Drive
Wheeling II 60090

Property Identification #: 23-12-210-006-0000
Property Address: 9600 S. Harlem Avenue, Bridgeview, IL 60755

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 21st day of March, 2012, between **SANBELL LIMITED PARTNERSHIP**, a Delaware limited partnership, having an address at 185 N.W. Spanish River Boulevard, Suite 100, Boca Raton, Florida 33431, Grantor, and **TAUBENSEE FAMILY LIMITED PARTNERSHIP IV**, an Illinois limited partnership, having an address at c/o Steel Technology Services Inc., Attn: Nancy Taubensee, 600 Diens Drive, Wheeling, IL, 60090, Grantee.

WITNESSETH, that said Grantor, in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, convey, and release unto the Grantee, the heirs,

S Y
P 6
S N
SC Y
INT AB

UNOFFICIAL COPY

Property Identification #: 23-12-210-006-0000

Property Address: 9600 S. Harlem Avenue, Bridgeview, IL

executors, administrators, successors and assigns of the Grantee forever, in the following described real property:

All that certain plot, piece or parcel of land, with the buildings and improvements thereon, erected, situate, lying and being in the County of Cook, and State of Illinois, as more particularly described on Exhibit A attached hereto and made a part hereof.

TOGETHER with all right, title and interest, if any, of the Grantor in and to any streets and roads abutting the above-described premises to the center lines thereof.

TOGETHER with the appurtenances and all estate and rights of the Grantor in and to said premises.

SUBJECT to easements, agreements, covenants, restrictions and other items of record and to rights of parties in possession.

SUBJECT to encroachments, overlaps, boundary line disputes, easements not of record, or other matters which would be disclosed by an accurate survey or inspection of the premises.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, the heirs, executors, administrators, successors and assigns of the Grantee forever.

AND the said Grantor covenants that the Grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the said Grantor does hereby covenant that, subject to the foregoing, it will forever warrant and defend the title to the premises unto the Grantee, its successors and assigns, against the lawful claim of all persons claiming by, through or under the Grantor, but against none other.

Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives, and assigns of individuals, and the successors and assigns, wherever the context so admits or requires.

IN WITNESS WHEREOF, the Grantor has duly executed this deed the day and year first above written.

UNOFFICIAL COPY

Property Identification #: 23-12-210-006-0000
Property Address: 9600 S. Harlem Avenue, Bridgeview, IL

In the presence of:

Witnesses:

Maurice Sbarra
Print Name: MAUREEN SBARRA



Connie Lambert
Print Name: Connie Lambert

SANBELL LIMITED PARTNERSHIP,
a Delaware limited partnership
By its General Partner:
Sanbell Company, Inc.,
a Delaware corporation

By: Andrew M. Schreier
ANDREW M. SCHREIER
Vice President

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, a Notary Public, this 21st day of March, 2012, by ANDREW M. SCHREIER, AS VICE PRESIDENT OF SANBELL COMPANY, INC., A DELAWARE CORPORATION, AS GENERAL PARTNER OF SANBELL LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, on behalf of the Corporation/Partnership, who is personally known to me, or who produced a driver's license as identification.

REAL ESTATE TRANSFER	03/29/2012
	COOK \$1,675.00
	ILLINOIS: \$3,350.00
	TOTAL: \$5,025.00
23-12-210-006-0000 20120301602662 8S1TV1	

Maurice Sbarra
Notary Public - State of Florida at Large
Notary Print Name: _____
My Commission Expires: _____
(SEAL)



UNOFFICIAL COPY

Property Identification #: 23-12-210-006-0000
 Property Address: 9600 S. Harlem Avenue, Bridgeview, IL

EXHIBIT A

That part of the Northeast 1/4 of Section 12, Township 37 North, Range 12, East of the Third Principal Principal Meridian bounded by a line described as follows:

Commencing at a point in the East line of the Northeast 1/4 of said Section 12, which is 1341.85 feet South of the Northeast corner of said Northeast 1/4; thence West at right angles to the said East line a distance of 190.0 feet for a point of beginning; thence continuing West along said line drawn at right angles to the East line of said Northeast 1/4 a distance of 545.16 feet; thence South a distance of 28.90 feet to a point on a line 300.00 feet Northeasterly, as measured at right angles, and parallel with the Northeasterly right of way line of that land conveyed to the Illinois State Toll Highway Commission in document 17286868; thence North 86 degrees 03 minutes 55 seconds West along a line which forms an angle of 45 degrees to the left with said parallel line a distance 424.26 feet to a point on the Northeasterly right of way line of the Illinois State Toll Highway; thence North 41 degrees 03 minutes 55 seconds West along the Northeasterly line of said right of way a distance of 400.00 feet; thence North 48 degrees 56 minutes 05 seconds East a distance of 132.77 feet to a point on a curved line the last described line being a radial line of said curve; thence Easterly along said curved line, convex to the South and having a radius of 70.0 feet a distance of 138.74 feet, arc measure, thence East a distance of 1015.06 feet to a point on a line 190.0 feet West, measured at right angles, and parallel with the East line of the Northeast 1/4 of said Section 12; thence South along said parallel line 405.0 feet to the place of beginning in Cook County, Illinois.

LESS AND EXCEPT THEREFROM all that certain property conveyed by Special Warranty deed dated July 24, 2006, from Sanbell Limited Partnership, as Grantor, to the Illinois State Toll Highway Authority, an Instrumentality and Administrative Agency of the State of Illinois, as Grantee, recorded October 25, 2006, as Document # 0629847143, with the Recorder of Deeds, Cook County, Illinois, to-wit:

That part of the Northeast Quarter of Section 12, Township 37 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois, also being a part of the parcel described to Sanbell Limited Partnership, a Delaware limited partnership, in a Warranty Deed recorded January 30, 1992, as Document Number 92062823 in the Office of the Recorder of Cook County, Illinois, more particularly described as follows:

Commencing at the Northeast corner of said Northeast quarter (as marked by an iron rod per document number 97493327 in said office of the Recorder); thence South 01 degree 58 minutes 22 seconds East (this and all subsequent bearings based on the Illinois Coordinate System of 1983, East Zone), 936.92 feet along the East line of said Northeast Quarter to the North line of said Sanbell Parcel extended East; thence South 88 degrees 02 minutes 16 seconds West,

UNOFFICIAL COPY

Property Identification #: 23-12-210-006-0000

Property Address: 9600 S. Harlem Avenue, Bridgeview, IL

1204.32 feet along said North line extended to the most Northerly curved line of said Sanbell parcel, being a non-tangent curve concave to the North; thence Westerly, 138.72 feet along said non-tangent curve, having a radius of 70.00 feet and a chord bearing South 80 degrees 12 minutes 23 seconds West, 117.12 feet to the most Westerly North line of said Sanbell parcel; thence South 46 degrees 59 minutes 12 seconds West 85.30 feet along said line to the point of beginning; thence South 34 degrees 51 minutes 02 seconds East, 132.24 feet; thence South 40 degrees 41 minutes 57 seconds East, 286.46 feet to the South line of said Sanbell parcel; thence North 88 degrees 00 minutes 48 seconds West, 24.22 feet along said South line to the Easterly right of way line of the Tri-State Tollway; thence North 43 degrees 00 minutes 48 seconds West, 400.00 feet along said Easterly right of way line to the most Westerly North line of said Sanbell parcel; thence North 46 degrees 59 minutes 12 seconds East, 47.47 feet to the Point of Beginning; containing 11,395 square feet, or 0.262 acres, more or less

