

# UNOFFICIAL COPY



Doc#: 1217312003 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/21/2012 09:12 AM Pg: 1 of 5

THIS INSTRUMENT PREPARED BY:  
Katten Muchin Rosenman LLP  
525 West Monroe Street  
Chicago, IL 60661  
Attention: Brett A. Kiferstein, Esq.

AFTER RECORDING RETURN TO:  
SASS Orland LLC  
c/o SRC Partners LLC  
25449 W. Schultz Rd.  
Plainfield, IL 60585

MAIL TAX BILLS TO:  
SASS Orland LLC  
c/o SRC Partners LLC  
25449 W. Schultz Rd.  
Plainfield, IL 60585

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of June 13, 2012, by and between GE COMMERCIAL FINANCE BUSINESS PROPERTY CORPORATION, a Delaware corporation ("Grantor"), having an address at c/o General Electric Capital Corporation, 500 West Monroe Street, Chicago, Illinois 60661, and SASS ORLAND LLC, an Illinois limited liability company ("Grantee"), having an address at c/o SRC Partners LLC, 25449 W. Schultz Rd., Plainfield, IL 60585.

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby SELL and CONVEY to Grantee the real estate located in the County of Cook, State of Illinois, as more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all and singular the rights, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, subject to all deeds, liens, encumbrances and exceptions of record, and subject to all municipal and zoning ordinances, recorded easements, covenants, rights-of-way and building restrictions of record (the "Property").

Grantee acknowledges that Grantor acquired the Property through statutory or judicial foreclosure and that Grantor has not occupied the Property and has no personal knowledge of its

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condition or whether or not any defects exist thereon. **GRANTOR DOES NOT WARRANT, EITHER EXPRESSLY OR IMPLIEDLY, THE CONDITION OR FITNESS OF THE PROPERTY CONVEYED HEREUNDER (ANY SUCH WARRANTY BEING HEREBY EXPRESSLY NEGATED) AND GRANTEE ACCEPTS SAID PROPERTY "AS IS, WHERE IS, WITH ALL FAULTS" INCLUDING, BUT NOT LIMITED TO, THE ENVIRONMENTAL CONDITION OF THE PROPERTY.**

Grantor, for itself and its successors and assigns, shall and will **WARRANT and DEFEND** the title to the Property unto the Grantee and the Grantee's successors and assigns **FOREVER** against the lawful claims of all persons claiming by, through or under Grantor but none other, excepting, however, (i) the general taxes for the calendar year 2011 and thereafter, (ii) all deeds, liens, easements, restrictions, reservations, covenants, rights-of-way, exceptions, building restrictions and other matters of record, to the extent the same are validly existing and applicable to the Property, including, without limitation, those items set forth on Exhibit B attached hereto and incorporated herein by this reference, (iii) all municipal and zoning ordinances, and (iv) all matters that a current, accurate survey of the Property would show, to the extent the same are validly existing and applicable to the Property.

[Remainder of page intentionally left blank.]

<b>STATE OF ILLINOIS</b>  JUN. 15. 12 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000001916	<b>REAL ESTATE TRANSFER TAX</b>  00810.00  FP 103024
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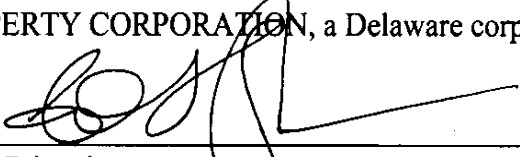
<b>COOK COUNTY</b> REAL ESTATE TRANSACTION TAX  JUN. 15. 12 REVENUE STAMP	# 0000001931	<b>REAL ESTATE TRANSFER TAX</b>  00405.00  FP 103022
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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents by its duly authorized officer or representative as of the date first above written.

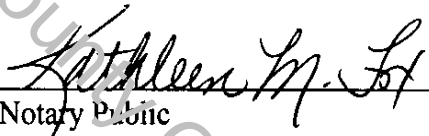
**GRANTOR:**

GE COMMERCIAL FINANCE BUSINESS  
PROPERTY CORPORATION, a Delaware corporation

By:   
Name Printed: CARL G. JACOBSON  
Title: AUTHORIZED SIGNATORY

STATE OF ILLINOIS)  
COUNTY OF COOK) SS

The foregoing Special Warranty Deed was acknowledged before me this 7<sup>TH</sup> day of JUNE, 2012 by CARL G. JACOBSON, AUTHORIZED SIGNATORY of GE Commercial Finance Business Property Corporation, a Delaware corporation, on behalf of the corporation.

  
Notary Public

My commission expires 09/01/13



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## EXHIBIT A

### LEGAL DESCRIPTION OF PROPERTY

LOT 5 IN SUMMIT PARK, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED OCTOBER 22, 2004 AS DOCUMENT NUMBER 0429627111, IN COOK COUNTY, ILLINOIS.

Common address: 16057 La Grange Road, Orland Park, Illinois 60467

P.I.N.: 27-22-102-047-0000

Property of Cook County Clerk's Office

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## EXHIBIT B

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
2. Easements, or claims of easements, no shown by public records.
3. Taxes for the year 2011 (second installment only) and 2012, a lien not yet due or payable.
4. Blanket easement in favor of the Commonwealth Edison Company, SBC (Ameritech/Illinois Bell), Northern Illinois Gas Company, Village of Orland Park and The Cable Television Franchisee, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the plat recorded October 22, 2004 as Document No. 0429627111.
5. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
6. Covenants and Restrictions contained in the document recorded December 29, 2003 as Document No. 0336327062 and re-recorded as Document No. 0428827163, as modified by document recorded December 3, 2004 as Document No. 0433827120, as amended by Amendment recorded December 10, 2004 as Document No. 0434534157, as amended by Second Amendment recorded March 9, 2006 as Document No. 0606818090, as affected by Assignment and Assumption of Development Agreement recorded December 10, 2004 as Document No. 0434534158.
7. Development Agreement by and between the Village of Orland Park and Summit Development Group, Ali Properties I LLC and Orland 5 LLC recorded June 16, 2005 as Document No. 0516703101.
8. Terms, provisions and conditions contained in Declaration of Conditions, Covenants and Restrictions made by Summit Development Group, LLC dated December 22, 2003 and recorded December 29, 2003 as Document No. 0336327062 and re-recorded October 14, 2004 as Document No. 0428827163.
9. Temporary Construction Easement by GE Commercial Finance Business Property Corporation in favor of the People of the State of Illinois, Department of Transportation, dated May 18, 2012, to be recorded in the Official Records of Cook County, Illinois.