

UNOFFICIAL COPY



Doc#: 1217412109 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/22/2012 11:05 AM Pg: 1 of 5

10f3

Special Warranty Deed

After Recording Mail To:

~~BERG & BERG~~
Attn: HAROLD BERG
5215 OLD ORCHARD
SKOKIE, IL 60077

ST 5126593 20120918

THE GRANTOR, United Central Bank, a Texas state bank, of 955 West 175th, Homewood, Illinois 60430, for and in consideration of Ten and No/100ths Dollars (\$10.00), in hand paid, by these presents does GRANT, BARGAIN SELL AND CONVEY unto the Grantee, Amal Property, LLC, an Illinois limited liability company, that certain real estate situated in the County of Cook, State of Illinois, and legally described on Exhibit A hereto.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and all of 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,

The Grantor, for itself and its successors, does covenant, promise and agree, to, and with the Grantee, and its successors and assigns, that Grantor 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 Grantor WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming or to claim the same, by, through or under the Grantor, but none other.

SUBJECT TO the Permitted Exceptions set forth on Exhibit B hereto

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents this 25th day of May, 2012.

UNITED CENTRAL BANK, a Texas state bank

By:

Quintin Harmon, Vice President of Special Assets

REAL ESTATE TRANSFER TAX \$ 2.00 PER \$ 1,000.00
NO. 54188
1080 DARTON
CITY OF DES PLAINES

REAL ESTATE TRANSFER		06/11/2012
COOK	\$242.50	
ILLINOIS:	\$485.00	
TOTAL:	\$727.50	

09-20-321-006-0000 | 20120601601969 | 36QJQ3

S Y
P 5
S N
SC Y
INT 7

BOX 333-CT

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Quintin Harmon, personally known to me to be the Vice President of Special Assets of United Central Bank, a Texas state bank, and to be the same individual whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 25th day of May, 2012.



Shirley L. Bobbitt

Notary Public
Commission expires: 7-25-2015

This Instrument Prepared by:
Elizabeth O'Brien
Stahl Cowen Crowley Addis LLC
55 W. Monroe, Ste. 1200
Chicago, IL 60603

Send Subsequent Tax Bills to:

BA SOLUTIONS
3315 ALONQUIN RD
Suite 410
ROLLING MEADOWS, ILL
60008

Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A
LEGAL DESCRIPTION

LOT 1 IN DUNKIN'S RESUBDIVISION OF LOT 2 IN CATERER'S SUBDIVISION, A SUBDIVISION OF LOTS 5 AND 6 OF OAK LEAF COMMONS-OFFICE PLAZA, A RESUBDIVISION OF PART OF LOTS 5 AND 6 IN CARL LAGERHAUSEN ESTATE DIVISION AND PART OF LOT 1 IN WILLIAM LAGERHAUSEN DIVISION OF THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 09-20-321-006-0000

COMMONLY KNOWN AS: 1080 E. OAKTON, DES PLAINES, ILLINOIS 60018

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B PERMITTED EXCEPTIONS

1. General taxes for 2011 and subsequent years.
2. Grantee's Mortgage or Trust Deed, and acts done or suffered through Grantee.
3. Lease made by Harris Trust & Savings Bank, as Trustee known as Trust Number 37865 to Dunkin' Donuts of Illinois, Inc., an Illinois corporation, dated April 8, 1982, a notice of which was filed April 18, 1985 as Document No. LR3430649, demising the land or a term of years beginning January 30, 1983 and ending January 31, 2003, and all rights thereunder of, and all acts done or suffered thereunder by, said Lessee or by any party claiming by, through, or under said Lessee.
4. Building line as shown on the plat of Oak Leaf Commons-Office Plaza. Filed December 17, 1964 as Document LR2187265, over the south 20 feet and the west 20 feet of Lot 6.
5. Easements for public utilities as shown on the plat of Oak Leaf Commons-Office Plaza, aforesaid, over the west 13 feet of Lot 6. (Affects the underlying land)
6. Easement in favor of Northern Illinois Gas Company, Middle States Telephone Company and the Commonwealth Edison Company, 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/filed as document No. LR2187265, affecting a portion of the land.
7. Easement in favor of Middle States Telephone Company, The Commonwealth Edison Company and Northern Illinois Gas Company, 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 Grant recorded/filed as Document No. LR2135071, affecting the land as follows: Lot 6: The east 23 feet, all in Oakleaf Commons Office Plaza Resubdivision. (Affecting the underlying land).
8. Building line as shown on the plat of Caterer's Resubdivision, filed as document LR3168393, over the west 20 feet and the south 20 feet of Lot 2. (Affects the underlying land)
9. Easement for public utilities as shown on the plat of Caterer's Resubdivision, aforesaid, as follows: Over the east 23 feet of Lot 2 (Affected Underlying Land).
10. Recital as shown on the plat of caterer's resubdivision aforesaid; "Easements shown hereon are also for municipal sewer and water lines and storm drainage". (Affects the underlying land).
11. Easement in favor of Central Telephone Company of Illinois, the Commonwealth Edison Company and Northern Illinois Gas Company, 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/filed as Document No. LR3168393, affecting the surface of the property shown within dotted lines on said plat and marked "Easement".
12. Covenants and Restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relating to handicap but does not discriminate against handicapped persons) contained in the Document filed December 17, 1964 as Document No. LR2187266 as

UNOFFICIAL COPY

supplemented by First Amendment filed January 11, 1967, as Document LR2397694 which does not contain a reversionary or forfeiture clause. (For further particulars, see record). (Affects the land and other property).

13. Easement in favor of the Commonwealth Edison Company and Central Telephone Company, 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 Grant recorded/filed as Document No. LR3190026, affecting the North 10 feet of Lot 2 in Caterer's Resubdivision of the Land. (Affects the North 10 feet of Lot 1).
14. Building line as shown on the plat of Dunkin's Resubdivision, filed November 16, 1982, as Document LR3282594, over the west 20 feet and the south 20 feet of Lot 1.
15. Easement for Public Utilities as shown on the plat of Dunkin's Resubdivision, aforesaid, over the west 13 feet of Lot 1.
16. Easement for electric and telephone service as shown on the plat of Dunkin's Resubdivision, over the North 10 feet of Lot.
17. Easement for ingress and egress and driveway purposes, and the terms and provisions thereof, as shown on the plat of Dunkin's Resubdivision, aforesaid, over the south 24 feet of the North 44 feet and over the east 12.50 feet of Lot 1.
18. Recital as shown on the plat of Dunkin's resubdivision, aforesaid.
19. Easement in favor of the Commonwealth Edison Company, Central Telephone Company and Northern Illinois Gas Company, 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/filed as Document No. LR32823594, affecting the property shown on said plat within the dotted lines and marked "Easement".