

UNOFFICIAL COPY



Doc#: 1225629020 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/12/2012 12:15 PM Pg: 1 of 4

Special Warranty Deed

Illinois

THIS INDENTURE is made this 4th day of September, 2012 between TTR Matteson, LLC, an Illinois Limited Liability Company ("Grantor") and VHEIL, LLC, a Wisconsin limited liability company, for and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor GRANTS, BARGAINS, SELLS AND CONVEYS to Grantee and to its successors and assigns, FOREVER, all of the following described real estate situated in Cook County in the State of Illinois, known as and described as follows:

See attached Exhibit A for legal description.

Permanent Real Estate Index Number(s): 31-28-200-013-0000, 31-28-200-014-0000 and 31-28-200-015-0000

Address(es) of Real Estate: 21800 South Cicero Avenue, Matteson, Illinois.

Together with all and singular hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and 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 and its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to those exceptions set forth on attached Exhibit B.

NOTE: Grantor is executing and delivering this Special Warranty Deed to Grantee to fulfill/satisfy the terms and conditions of a Real estate purchase and Sale Agreement (the "Contract"), that Grantor and Grantee signed on June 28, 2012. Grantee's acceptance of this Special Warranty Deed shall and does constitute Grantee's acknowledgement and agreement that:

(a) Grantor has fully completed all of Grantor's duties/obligations to Grantee pursuant to and under the Contract; and,

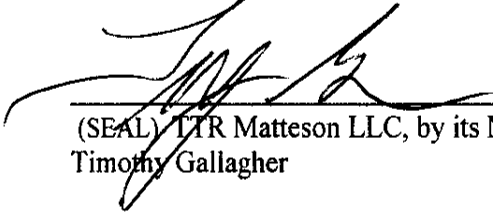
(b) Grantee is accepting and has accepted the Premises, any and all improvement(s)/structure(s) located thereon and/or any and all matter and conditions to Grantee's ownership, development and/or enjoyment thereof and/or construction thereon (including all soil and/or subsurface conditions) AS IS, WHERE IS and without any representation/warranty whatsoever from Grantor and/or Grantor's representative(s), consultant(s), agent(s) and/or employee(s).

3
2
1
S
3C
NT

UNOFFICIAL COPY

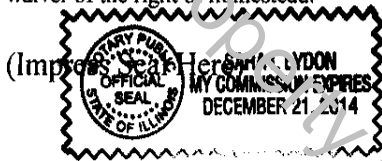
IN WITNESS WHEREOF, Grantor has caused its duly authorized representative to execute this instrument as of the date hereinafter written.

Dated: September 11, 2012.



(SEAL) TTR Matteson LLC, by its Manager (SEAL)
Timothy Gallagher

State of Illinois, County of Cook 1, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy Gallagher, personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.





Given under my hand and official seal September 11, 2012.

Notary Public

Prepared By:
Jeffrey C. Dan
Crane, Heyman, Simon, Welch & Clar
135 S. LaSalle, Suite 3705
Chicago, Illinois 60603

Mail to:
Ben Haupt
1160 N. Mayflower Drive
Appleton, Wisconsin 54913

Mail Tax Bill to: VHEIL, LLC, a Wisconsin limited liability, 1160 N. Mayflower Drive, Appleton Wisconsin 54913.

REAL ESTATE TRANSFER		09/12/2012
	COOI:	\$2,070.00
	ILLINOIS:	\$4,140.00
	TOTAL:	\$6,210.00

31-28-200-013-0000 | 20120901600973 | 2MTEJS

UNOFFICIAL COPY

GENERAL REAL ESTATE TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS

TERMS, CONDITIONS, PROVISIONS AND LIMITATIONS CONTAINED IN AGREEMENT BETWEEN SOUTH HOLLAND TRUST AND SAVINGS BANK AS TRUSTEE UNDER TRUST NO. 53 8 AND ALLIS-CHALMERS MANUFACTURING COMPANY, A CORPORATION OF DELAWARE, AND THE VILLAGE OF MATTESON, A MUNICIPAL CORPORATION, DATED JANUARY 10, 1966 AND RECORDED FEBRUARY 11, 1966 AS DOCUMENT 19737653.

TERMS AND PROVISIONS CONTAINED IN AN INSTRUMENT ENTITLED "NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION" RECORDED AUGUST 21, 1979 AS DOCUMENT 25110766.

TERMS AND PROVISIONS OF STORM WATER MANAGEMENT AND DRAINAGE EASEMENTS DATED JULY 8, 1993 AND RECORDED FEBRUARY 28, 1996 AS DOCUMENT 96153735 RELATING TO FOUR STORM WATER DETENTION PONDS AND A STORM WATER MANAGEMENT AND DRAINAGE SYSTEM.

DECLARATION OF RECIPROCAL EASEMENTS MADE BY SOUTHGATE COMMERCE CENTER, INC., A MINNESOTA CORPORATION, FOR THE PURPOSE OF MAINTENANCE, REPAIR, REPLACEMENT AND DISTRIBUTION OF ANY AND ALL EXISTING SANITARY SEWER, STORM SEWER, ELECTRIC, NATURAL GAS, TELEPHONE AND WATER LINES AND SYSTEMS, PARTY WALL EASEMENT AND EASEMENTS NECESSARY TO ENJOY BENEFITS INTENDED, AS DEFINED IN PARAGRAPH 5 OF THE AFORESAID DECLARATION RECORDED/FILED AUGUST 2, 1996 AS DOCUMENT NO. 96593845 AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

RELEASE OF CERTAIN PROPERTY FROM THE DECLARATION OF RECIPROCAL EASEMENTS MADE AS OF MARCH 15, 2011 AND RECORDED MARCH 21, 2011 AS DOCUMENT NUMBER 1108003053.

(FOR FURTHER PARTICULARS, SEE RECORD.)

TERMS AND CONDITIONS CONTAINED IN THE RECIPROCAL EASEMENT AGREEMENT DATED AS OF JUNE 28, 2005 AND RECORDED JULY 12, 2005, AS DOCUMENT NUMBER 0519333122, MADE BY AND BETWEEN MERITEX DEVELOPMENTS, INC. AND LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 2005 AND KNOWN AS TRUST NUMBER 134481.

FIRST AMENDMENT TO THE RECIPROCAL EASEMENT AGREEMENT MADE AS OF MARCH 18, 2011 AND RECORDED MARCH 21, 2011 AS DOCUMENT NUMBER 1108003054.

EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, SBC, AND NORTHERN ILLINOIS GAS COMPANY, AND 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 OF SOUTHGATE COMMERCE CENTER RECORDED AS DOCUMENT NUMBERS 0536310046 AND 1127229023.

EASEMENT FOR SANITARY SEWER IN FAVOR OF VILLAGE OF MATTESON CREATED BY GRANT FROM ALLIS-CHALMERS CORPORATION RECORDED JUNE 16, 1978 AS DOCUMENT NUMBER 24494800 AND AMENDED BY AMENDMENT RECORDED FEBRUARY 9, 1979 AS DOCUMENT NUMBER 24840023.

(AFFECTS LAND AND OTHER PROPERTY)

BUILDING LINE OVER THE SOUTHERLY 25 FEET OF LOTS 3 AND 4 AND THE WESTERLY 25 FEET OF LOT 4 OF THE LAND, AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBERS 0536310046 AND 1127229023.

UNOFFICIAL COPY

1. DECLARATION OF RECIPROCAL EASEMENTS MADE BY MENARD, INC., A WISCONSIN CORPORATION AND TTR MATTESON, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, FOR THE PURPOSE OF MAINTENANCE, REPAIR, REPLACEMENT AND DISTRIBUTION OF ANY AND ALL EXISTING SANITARY SEWER, STORM SEWER, ELECTRIC, NATURAL GAS, TELEPHONE AND WATER LINES AND SYSTEMS, PARTY WALL EASEMENT AND EASEMENTS NECESSARY TO ENJOY BENEFITS INTENDED, AS DEFINED IN PARAGRAPH 5 OF THE AFORESAID DECLARATION RECORDED/FILED MARCH 21, 2011 AS DOCUMENT NUMBER 1108003056 AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

(FOR FURTHER PARTICULARS SEE RECORD)

1. RECIPROCAL EASEMENTS, UTILITIES AND PARTY WALL AND PARTY WALL RIGHTS, AS SHOWN ON SURVEY PREPARED BY ENGINEERS SCIENTISTS SURVEYORS DATED JUNE 6, 2012 AS JOB NUMBER 05059 CAWLEY.
1. Mechanics' Lien Claim in the amount of \$27,763.00, plus interest and costs, recorded January 11, 2012 as document number 1201108232, made by ALPS Construction vs. TTR Matteson, et al.

Property of Cook County Clerk's Office