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Doc#: 1226513025 Fee: \$50.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 09/21/2012 09:44 AM Pg: 1 of 7

Doc#: 1213833057 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/17/2012 01:35 PM Pg: 1 of 6

5886-006 D2509

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 4th day of May, 2012, between CORPORATE PROPERTIES ILLINOIS, L.L.C., an Illinois limited liability company ("Grantor") and PB-SW Commercial, PB-SW, LLC, an Illinois limited liability company, party of the second part, WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and good and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Members of said company, by these presents does GRANT, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the part of the second part ("Grantee"), and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, to wit: (see legal description set forth on Exhibit A attached hereto).

Property address: 9003-25 W. 151st Street, Orland Park, IL 60462
PIN: 27-15-200-008-0000 and 27-15-200-009-0000

Together with all and singular the 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 party of the first part, either in law or equity, of, in and to the below described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said real estate as described on Exhibit A attached hereto, with the appurtenances, unto the party of the second part, its successors and assigns forever.

And the said party of the first part hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from the sale on execution or otherwise.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the said real estate, against all persons lawfully claiming, or to claim the same, by through, or under it, subject to: the matters set forth on Exhibit B attached hereto and made a part hereof.

This Special Warranty Deed is given by Grantor as a deed in lieu of foreclosure. Grantor acknowledges that it is expressly intended and agreed that the lien and security interest granted by that certain (a) Mortgage Dated May 16, 2002 and recorded May 30, 2012 as Document No. 0020607693 (as amended); (b) Assignment of Rents recorded May 30, 2012 as Document No. 0020607694; and (c) Mortgage Dated April 12, 2007 and recorded April 16, 2007 as Document No. 0710635249 (as amended) (collectively, the "Mortgage Documents"), shall remain in full force and effect and shall not merge with the interest acquired hereunder, but shall remain separate, distinct and continuing liens and security interests as therein provided.

Box 400-CTCC

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EXHIBIT A

Legal Description of Property

PARCEL 1: Lots 6 and 7 in Orland Square Village Unit Number II, being a Subdivision of part of the Northeast 1/4 of Section 15, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2: Easement appurtenant to and for ingress and egress over and upon certain lots in Orland Square Village Unit Number II aforesaid, as shown on plat of Subdivision recorded as Document Number 24894258; as declared by Declaration of easements recorded as Document Number 24903455 and as created by deed recorded as Document Number 24958277, in Cook County, Illinois.

The Property or its address is commonly known as 9003-25 West 151st Street, Orland Park, IL 60462.

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

- 1) THE FOLLOWING ENVIRONMENTAL DISCLOSURE DOCUMENT(S) FOR TRANSFER OF REAL PROPERTY APPEAR OF RECORD WHICH INCLUDE A DESCRIPTION OF THE LAND INSURED OR A

PART THEREOF:

DOCUMENT NUMBER: 0829439043 DATE OF RECORDING: OCTOBER 20, 2008

(AFFECTS LOT 7)

- 2) PLAT OF ANNEXATION RECORDED JULY 20, 1976 AS DOCUMENT 24544187 ANNEXING SUBJECT LAND AND OTHER LAND TO THE VILLAGE OF ORLAND PARK.

- 3) DECLARATION OF EASEMENTS FOR INGRESS AND EGRESS, CROSS PARKING, COVENANTS, CONDITIONS AND RESTRICTIONS DATED MARCH 28, 1979 AND RECORDED APRIL 3, 1979 AS DOCUMENT 24903455.

(AFFECTS NORTH 60 FEET AND SOUTH 60 FEET AND THAT PORTION OF THE SOUTHEAST CORNER OF SAID LOT 6 DESIGNATED AS EASEMENT ON PLAT OF SUBDIVISION RECORDED AS DOCUMENT 24894258 AND NORTH 60 FEET AND SOUTH 20 FEET OF LOT 7 AS DEPICTED ON PLAT OF SUBDIVISION RECORDED AS DOCUMENT 24894258).

- 4) EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE OVER, UPON AND UNDER THE NORTH 10 FEET AND THE SOUTH 20 FEET OF LOT 6; AND OVER, UPON AND UNDER THE NORTH 20 FEET AND THE EASTERLY 15 FEET OF LOT 7 AS SHOWN ON PLAT OF SUBDIVISION RECORDED AS DOCUMENT 24894258, AS AMENDED BY PLAT OF EASEMENT RECORDED AS DOCUMENT 25377787.

- 5) TERMS, PROVISIONS AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SUCH EASEMENTS.

RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF THE EASEMENT DESCRIBED AS PARCEL 2.

- 6) EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHEAST CORNER OF LOT 7 FOR THE BENEFIT OF LOT 8 AS CONTAINED IN GRANT OF EASEMENT RECORDED AS DOCUMENT 24932861.

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- 7) A 10 FOOT UTILITY EASEMENT LYING 5 FEET ON EITHER SIDE OF A LINE (THE CENTER LINE OF SAID EASEMENT) DESCRIBED AS FOLLOWS:
- COMMENCING AT THE NORTHWEST CORNER OF LOT 6 IN ORLAND SQUARE VILLAGE UNIT II ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 24894258; THENCE SOUTH 0 DEGREES 14 MINUTES 27 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 6 FOR A DISTANCE OF 45.00 FEET TO POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 45 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 377.00 FEET TO A POINT; THENCE SOUTH 0 DEGREES 14 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 140.00 FEET TO A POINT, SAID POINT BEING 5.00 FEET NORTH OF THE SOUTH LINE OF LOT 7 IN SAID ORLAND SQUARE VILLAGE UNIT II; THENCE NORTH 89 DEGREES 45 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 235.00 FEET TO A POINT, SAID POINT BEING ON THE WEST LINE OF SAID LOT 7; AND SAID EASEMENT TERMINATING AT THIS POINT; ALL IN THE NORTHEAST 1/4 OF SECTION 15 AS CREATED BY PLAT OF EASEMENT RECORDED AS DOCUMENT 25377787.
- 8) EASEMENT IN, UPON, UNDER, OVER AND ALONG APPROXIMATELY 5 FOOT WIDE AND 10 FOOT WIDE STRIP OF LAND AS SHOWN SHADED AND MARKED EXHIBIT "A" TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY RECORDED JANUARY 23, 1980 AS DOCUMENT 25332687.
- 9) ELECTRIC AND TELEPHONE FACILITIES AGREEMENT MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 22, 1981 AND KNOWN AS TRUST NUMBER 52824 TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, WHEREBY SAID GRANTEE ARE GRANTED AN EASEMENT FOR PUBLIC UTILITIES PURPOSES TO INSTALL THEIR RESPECTIVE ELECTRIC AND COMMUNICATION FACILITIES IN AND UPON PROPERTY DESCRIBED ON EXHIBIT 'A' THERETO ATTACHED RECORDED OCTOBER 24, 1985 AS DOCUMENT 85251921.
- 10) EASEMENT OF A STORM SEWER OVER THE SOUTHWESTERLY CORNER OF LOT 7 AS SHOWN ON SURVEY NUMBER 4085 OF STONELAKE SURVEY COMPANY DATED NOVEMBER 4, 1985.
- 11) EASEMENT OF A STORM SEWER OVER THE SOUTHEASTERLY PORTION OF LOT 8 AS SHOWN ON SURVEY NUMBER 4085 ABOVE MENTIONED.
- 12) TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIAL USE PERMIT PURSUANT TO THAT CERTAIN ORDINANCE ENTITLED THE ZONING ORDINANCE OF THE VILLAGE OF ORLAND PARK, RECORDED APRIL 6, 1989 AS DOCUMENT 89152244.
- 13) LEASES IN FAVOR OF:
- 151ST STREET DENTAL, MUKHTOR AHMED, PERRY GEORGE HAIR SALON, SANG J. HAN, STAR DANCEWEAR, THE DANCE WORKSHOP AND WHITE DRY CLEANERS

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STATEMENT BY GRANTOR AND GRANTEE

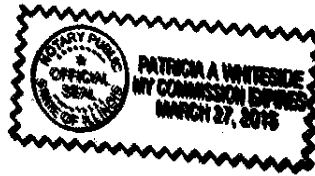
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: MAY 4, 2012

Signature: *[Handwritten Signature]*
Grantor or Agent

SUBSCRIBED AND SWORN to before me
this 4 day of May, 2012

[Handwritten Signature]
NOTARY PUBLIC



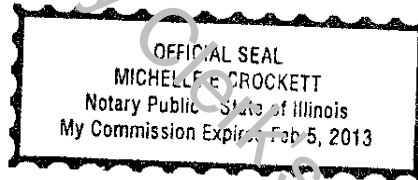
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 5/10/12, 2012

Signature: *[Handwritten Signature]*
Grantee or Agent

SUBSCRIBED AND SWORN to before me
this 10 day of May, 2012.

[Handwritten Signature]
NOTARY PUBLIC



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Act.)

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Above space for recorder's use only

Cook County Recorder of Deeds
RE-RECORDING COVERSHEET

- NON-STANDARD DOCUMENT
- RE-RECORDED DOCUMENT – previously recorded on
5/13/12 as Document No. 1213833057

Reason for re-recording: Correct error in named grantee.

Submitted by and after recording mail to:

Horwood Marcus & Berk Chartered
Attn: Kenneth Klassman
500 West Madison, Suite 3700
Chicago, Illinois 60661