



Doc#: 1302942119 Fee: \$48.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/29/2013 02:17 PM Pg: 1 of 6

**SPECIAL WARRANTY DEED
Statutory (Illinois)**

Above Space for Recorder's use only

THIS SPECIAL WARRANTY DEED is made as of this 18th day of January, 2013, between **MARQUETTE BANK**, an Illinois banking corporation having an office at 10000 West 151st Street, Orland Park, Illinois 60462 (successor by conversion from Marquette National Bank) ("Grantor"), and **FUNDAMENTALS COMPANY LLC** and **LAURIE INDUSTRIES LLC**, each a Delaware limited liability company having an office at 185 N.W. Spanish River Boulevard, Suite 100, Boca Raton, Florida 33431 (each a "Grantee" and together the "Grantees").

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by each Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto each Grantee, and to each such Grantee's successors and assigns, FOREVER, as tenants-in-common, a fifty percent (50%) undivided interest (and collectively being a 100% interest) in and to the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with the improvements thereon and Seller's right, title and interest in and to the rights, privileges, easements and appurtenances thereunto belonging, or in anywise appertaining;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantees, and their respective successors and assigns, forever.

And Grantor, for it and its successors and assigns, does covenant, promise and agree, to and with each Grantee, and each such Grantee's successors and assigns, that Grantor has not done or suffered to be done, anything whereby the said premises hereby granted are in any manner encumbered or charged, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through or under Grantor but none other, Grantor WILL WARRANT AND DEFEND, subject to the "Permitted Exceptions" set forth on Exhibit "B" attached hereto and made a part hereof.

Grantor, however, expressly reserves to itself and its successors and assigns as an easement in the above-described premises a right-of-way over and across any drive aisle(s) within any parking lot existing from time to time on the premises conveyed herein, for the purpose of vehicular and pedestrian ingress and egress to and from, and benefitting and

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appurtenant to, the real estate described on Exhibit "C" attached hereto and made a part hereof.

Permanent Real Estate Number(s): Part of 27-10-100-019

Address(es) of real estate: Near the Southeast Corner of LaGrange Road and 143rd Street,
Orland Park, Illinois 60462

In Witness Whereof, Grantor has executed this Special Warranty Deed on this 11th day
of January, 2013 to be delivered to Grantee and effective as of the date first above written.

GRANTOR:

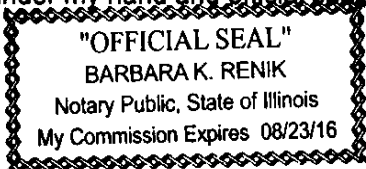
MARQUETTE BANK,
an Illinois banking corporation
(successor by conversion from Marquette National Bank)

By: Thomas P. Burgin
Thomas P. Burgin
Executive Vice President

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO
HEREBY CERTIFY, that **Thomas P. Burgin**, personally known to me to be the **Executive Vice
President of Marquette Bank**, an Illinois banking corporation, and personally known to me to
be the same person whose name is subscribed to the foregoing instrument, appeared before
me this day in person and acknowledged that as such Executive Vice President, he signed and
delivered the said instrument, pursuant to authority given by the Board of Directors of said
corporation, as his free and voluntary act, and as the free and voluntary act and deed of said
corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11th day of January, 2013



Barbara K. Renik
Printed Name: Barbara K. Renik
(Notary Public)

THIS INSTRUMENT PREPARED BY:

Goldstine, Skrodzki, Russian,
Nemec and Hoff, Ltd.
835 McClintock Drive
Burr Ridge, Illinois 60527
Attention: James P. Healy, Jr

AFTER RECORDING RETURN TO:
AND

SEND SUBSEQUENT TAX BILLS TO:
Fundamentals Company LLC
and Laurie Industries LLC
c/o Kin Properties, Inc.
185 NW Spanish River Blvd., Suite 100
Boca Raton, Florida 33431
Attention: Allen P. Lev, General Counsel

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EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

PARCEL 1:

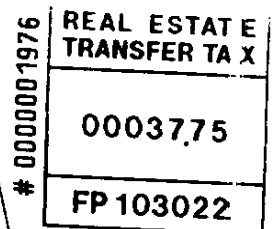
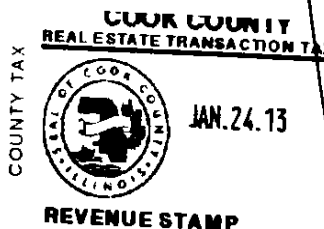
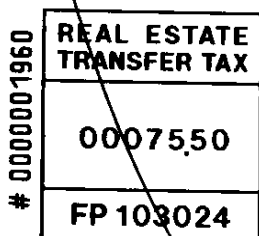
LOT 3 IN THE MARQUETTE BANK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 27, 2012 AS DOCUMENT NUMBER 1236229025, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER ANY IMPROVED, PAVED ROADWAY AND RELATED CURBING AND SIDEWALKS LOCATED ON LOT 6 IN THE MARQUETTE BANK SUBDIVISION RECORDED AS DOCUMENT NUMBER 1236229025, AND AS CREATED BY SAID SUBDIVISION PLAT AND BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JANUARY 16, 2013, AS DOCUMENT NUMBER 1301626021, IN PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Number(s): Part of 27-10-100-019

Address(es) of real estate: Near the Southeast Corner of LaGrange Road and 143rd Street, Orland Park, Illinois 60462



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EXHIBIT "B"
TO
SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

-
- (a) Real estate taxes and assessments not due and payable as of the date hereof;
- (b) Acts of Grantee;
- (c) All applicable laws, codes, statutes, orders, ordinances, regulations and other legal requirements, including municipal and zoning ordinances;
- (d) The Plat of Subdivision for the Marquette Bank Subdivision recorded as Document Number 1236229025 and the terms and provisions thereof and contained thereon, including without limitation, the easements granted thereon;
- (e) The terms and provisions of the Declaration of Covenants, Conditions, Restrictions and Easements – Lots 1-7 of Marquette Bank Subdivision, recorded as Document Number 1301626021;
- (f) The easement reserved by Grantor herein;
- (g) Matters disclosed and shown by the ALTA/ACSM Land Title Survey prepared May 30, 2012 and dated/last revised January 14, 2013, No. E 505c, prepared by Jacob and Hefner Associates, Inc., or which would otherwise be disclosed by a physical inspection of the premises, including without limitation, the following:
- (i) VIOLATION OF BUILDING SETBACK RECORDED AS DOCUMENT NUMBER 20455685 BY APPROXIMATELY 20 FEET, BY REASON OF FRAME GARAGE LOCATED ON THE LAND.
- (ii) ENCROACHMENT OF THE PLANTER AREAS CONTAINING GRASS, MULCH, AND TREES, AND BORDERED BY CURBS AND RETAINING WALLS OVER AND UPON THE LAND, SAID PLANTER AREAS LOCATED MAINLY ON THE PROPERTY WEST, NORTH AND EAST AND ADJOINING ONTO THE LAND, BY UNSPECIFIED AMOUNTS.
- (iii) ENCROACHMENT OF THE ASPHALT PARKING LOT LOCATED MAINLY ON THE PROPERTY NORTH AND EAST AND ADJOINING ONTO THE LAND BY UNSPECIFIED AMOUNTS.
- (h) Such other easements, rights-of-way, covenants, conditions and restrictions recorded against the premises that do not unreasonably interfere with Grantee's intended use of the premises as a parking lot, including without limitation, the following:
- (i) COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED RECORDED APRIL 10, 1968 AS DOCUMENT 20455685, AMONG OTHER THINGS RELATE TO: ANY BUILDING OR STRUCTURE ON THE LAND SHALL BE SET BACK FROM THE EASTERLY LINE OF LAGRANGE ROAD AT LEAST THE SAME DISTANCE AS THE BUILDING ON THE ADJOINING "ROBERT HALL PREMISES: (BEING WEST OF THE LAND AND SOUTH OF THE WESTERN PROJECTION OF THE LAND). NO BUILDING OR STRUCTURE TO BE ERECTED WITHIN 25 FEET OF THE ROBERT HALL PREMISES. NO FREE-STANDING OR PYLON SIGN TO BE ERECTED WITHIN 75 FEET OF THE ROBERT HALL PREMISES AND

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SHALL BE SET BACK FROM THE EASTERLY LINE OF LAGRANGE ROAD AT LEAST THE SAME DISTANCE AS ANY SUCH SIGN ON THE ROBERT HALL PREMISES. RESTRICTIONS AGAINST THE SALE OF CERTAIN TYPES OF ITEMS ON THE LAND. ROBERT HALL PREMISES TO HAVE THE RIGHT TO CREATE AN EMBANKMENT OR EXCAVATION ON THE LAND.

(ii) (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 HEREIN CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.

(iii) EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, AND SBC ILLINOIS A/K/A ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THE 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 AFORESAID PLAT OF MARQUETTE BANK SUBDIVISION RECORDED AS DOCUMENT NO. 1236229025.

(iv) EASEMENTS FOR UTILITIES IN FAVOR OF THE VILLAGE OF ORLAND PARK AND OF PUBLIC UTILITY COMPANIES, INCLUDING BUT NOT LIMITED TO AT&T, NICOR, COMCAST, 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 AFORESAID PLAT OF MARQUETTE BANK SUBDIVISION RECORDED AS DOCUMENT NO. 1236229025.

(v) EASEMENT FOR DRAINAGE IN FAVOR OF THE VILLAGE OF ORLAND PARK, 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 AFORESAID PLAT OF MARQUETTE BANK SUBDIVISION RECORDED AS DOCUMENT NO. 1236229025.

(vi) PUBLIC UTILITY EASEMENTS RECORDED AS DOCUMENT NUMBERS 1024318062 AND 1024539072, AFFECTING, AMONG OTHER PROPERTY, PARCEL 2 HEREOF.

(vii) TWENTY-FIVE FOOT BUILDING SETBACK ALONG THE WEST LINE OF THE LAND RECORDED AS DOCUMENT NUMBER 20455685, AS DISCLOSED BY THE AFORESAID ALTA/ACSM LAND TITLE SURVEY.

(viii) AMENDED AND RESTATED AGREEMENT FOR GRANTS OF PERMANENT ACCESS EASEMENT RECORDED SEPTEMBER 4, 2012 AS DOCUMENT NUMBER 1224816110.

(ix) TERMS AND CONDITIONS CONTAINED IN THE DEVELOPMENT AGREEMENT DATED NOVEMBER 19, 2012 BY AND BETWEEN MARQUETTE BANK AND THE VILLAGE OF ORLAND PARK RECORDED DECEMBER 7, 2012 AS DOCUMENT NO. 1234231019.

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EXHIBIT "C"
TO
SPECIAL WARRANTY DEED

PROPERTY BENEFITTED BY THE RESERVED EASEMENT

LOTS 1, 2, 5, 6 AND 7 IN THE MARQUETTE BANK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 27, 2012 AS DOCUMENT NUMBER 1236229025, IN COOK COUNTY, ILLINOIS.

*Address - near SE corner of LaGrange Road
& 143rd St, Orland Park*

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