

UNOFFICIAL COPY



Doc#: 1303712038 Fee: \$46.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/08/2013 09:14 AM Pg: 1 of 5

THIS INSTRUMENT WAS
PREPARED BY:

Michael Z. Margolies
4709 W. Golf Road
Suite 475
Skokie, Illinois 60076

SPECIAL WARRANTY DEED

THE GRANTOR(s), PNC BANK, NATIONAL ASSOCIATION, a national banking association, successor in interest to Mid America Bank, F.S.B., successor to Mid Town Bank and Trust Company of Chicago, having an address of c/o PNC Realty Services, Two PNC Plaza, 19th Floor, 620 Liberty Avenue, Pittsburgh, PA 15222 for the consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, GRANTS and CONVEYS to PETPARK, LLC, an Illinois limited liability company GRANTEE(s), having an address of 701 S. Wells Street, Suite 3407, Chicago, Illinois 60607, its successors and assigns, all interest in the real estate (the "Real Estate") situated in the County of Cook in the State of Illinois, legally described on Exhibit A attached hereto and made a part hereof subject to those matters set forth on Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD SAID PREMISES FOREVER; and Grantor hereby binds itself and its successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantee, its successors and assigns, against every person lawfully claiming by, through, or under Grantor, but not otherwise; provided that this conveyance and the covenants and warranties of Grantor herein contained are subject to the items on Exhibit "B" attached hereto.

Box 400-CTCC

S Y
P 5
S N
SCV
INTRV

8852937 AEM 1 all

UNOFFICIAL COPY

Grantor (as Tenant) and Grantee (as Landlord) have concurrently with the delivery of this Deed entered into a Parking Lease Agreement (the "Parking Lease") relative to the use of a six parking spaces in the garage located on the Real Estate. The initial term of the Parking Lease continues through June 30, 2024 and is subject to four separate five year renewal options by Grantor (Tenant). The Parking Lease contains a right of first refusal in favor of Grantor (Tenant) with respect to the installation of an automatic teller machine in such garage, the full terms of which are set forth at length in the Parking Lease. Reference is hereby made to the Parking Lease to place all parties on notice of its existence, but nothing herein shall be deemed to alter or modify the terms of such Parking Lease.

From the Date of recordation of this Deed and continuing thereafter for a period of five (5) years after the expiration or earlier termination of the Parking Lease, the Real Estate conveyed hereby shall not be used for the purpose of conducting or in connection with the business of a commercial bank, savings bank, savings and loan association, credit union or mortgage bank, or other financial services organization, including, without limitation the installation and operation of an automated teller machine or machines, and/or a night depository or safe deposit boxes. Grantee and all subsequent owners of the Real Estate acknowledge that Grantor (or its successor or assignee) shall have the right to enforce the foregoing restrictions by injunctive relief in addition to other rights and remedies available at law or in equity. Notwithstanding the foregoing, the Real Estate may be used for the operation of an automated teller machine or machines if Seller (or its successor in interest) waives or does not exercise its right of first refusal as described in the Parking Lease.

IN WITNESS WHEREOF, the Grantor(s) has/have executed this Special Warranty Deed as of this 29th day of January, 2013.

PNC BANK, NATIONAL ASSOCIATION,
a national banking association

By: _____

Dana Bodnar, Assistant Vice President

UNOFFICIAL COPY

COMMONWEALTH OF PENNSYLVANIA)

) SS

COUNTY OF ALLEGHENY)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT DANA BODNAR, Assistant Vice President of PNC Bank, National Association, 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 she signed, sealed, and delivered the said instrument as her free and voluntary act, and as the free and voluntary act of such Bank for the uses and purposes therein set forth.

Given under my hand and official seal this 29th day of January, 2013.

Commission expires May 3rd, 2016



Notary Public

Return to After Recording:

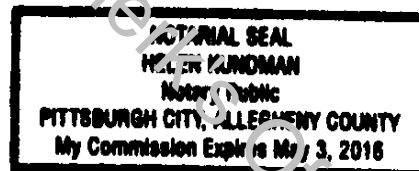
R. Kymm Harp



Robbins Salomon & Patt

180 N. LaSalle Street

Suite 3300

Chicago, Illinois 60601



REAL ESTATE TRANSFER		01/31/2013
	COOK	\$297.50
	ILLINOIS:	\$595.00
	TOTAL:	\$892.50
14-33-208-005-0000 20130101603998 Z50XMA		


Send Subsequent Tax Bills To:

Petpark, LLC

701 S. Wells Street

Suite 3401

Chicago, Illinois 60607

REAL ESTATE TRANSFER		01/31/2013
	CHICAGO:	\$4,462.50
	CTA:	\$1,785.00
	TOTAL:	\$6,247.50
14-33-208-005-0000 20130101603998 P37D6M		

UNOFFICIAL COPY

EXHIBIT A

Legal Description

PARCEL 1:

The North East 1/4 (except that part thereof taken and used for Lane Place) of Lot 4 in Christian Kuhn's Subdivision of Block 31 in the Canal Trustees' Subdivision of the North 1/2 and the North 1/2 of the South East 1/4 and the East 1/2 of the South West 1/4 of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2:

That part of Sub-lot 3 lying East of Lane Place of the subdivision of Lot 3 in Christian Kuhn's Subdivision of Block 31 in the Canal Trustees' Subdivision of the North 1/2 and the North 1/2 of the South East 1/4 and the East 1/2 of the South West 1/4 of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Street Address: 2036 N. Clark Street, Chicago, Illinois 60614

PIN: 14-33-208-005-0000 and 14-33-208-006-0000

UNOFFICIAL COPY

EXHIBIT B

Title Exceptions

1. Taxes for 2012 and subsequent years.
2. Rights, public and private, in and to any portion of the Premises that lies within the right of way of any public street or alley abutting the Premises.
3. Zoning and building laws, ordinances, and regulations.
4. Unrecorded licenses for parking spaces and all rights thereunder of the licensees and of any person or party claiming by, through or under such licensees.
5. Covenants, conditions, restrictions, easements and building lines as shown of public record.
6. The Parking Lease.
7. Matters shown on the Plat of Survey prepared by Chicago and Survey Company Inc. dated August 15, 2011, Number 41-20/A