



GEORGE E. COLE
LEGAL FORMS

FORM NO. 801
February, 1985

Doc#: 1304435024 Fee: \$48.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/13/2013 10:00 AM Pg: 1 of 8

**WARRANTY DEED
Statutory (ILLINOIS)**

THIS AGREEMENT, made between SM REALTY CAPITAL, LLC, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and BR HARVEY, LLC, an Illinois limited liability company, party of the second part,

WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the State of Illinois, by these presents does CONVEY AND WARRANT unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE EXHIBIT A

Subject to: covenants, conditions and restrictions of record which do not unreasonably interfere with Purchaser's intended use; private, public and utility easements and roads and highways, if any; and general real estate taxes not due and payable at the time of closing; and the Permitted Encumbrances, attached hereto and incorporated herein as EXHIBIT B.

Hereby waiving all rights, TO HAVE AND TO HOLD said premises forever.

- Permanent Real Estate Index Number(s): 29-21-100-001-0000
- 29-21-100-002-0000
- 29-21-100-003-0000
- 29-21-100-004-0000
- 29-21-100-005-0000
- 29-21-100-006-0000
- 29-21-100-007-0000
- 29-21-100-008-0000
- 29-21-100-009-0000

Address(es) of Real Estate: 15901 S. Halsted Street, Harvey, IL 60426

[SIGNATURES TO APPEAR ON FOLLOWING PAGE]

Box 400-CTCC

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3 OF 5
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8894405

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IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by Michael Musa this 18 day of December, 2012

SM REALTY CAPITAL, LLC an Illinois limited liability company

By: [Signature]
Name: Michael Musa
Its: Manager

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REAL ESTATE TRANSFER	02/06/2013
COOK	\$525.00
ILLINOIS:	\$1,050.00
TOTAL:	\$1,575.00
29-21-100-001-0000 20121201606264 60P8Q0	



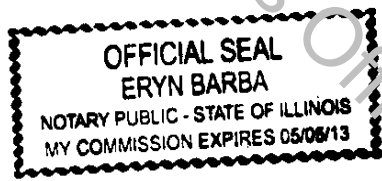
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Michael Musa as Manager of SM REALTY CAPITAL, LLC, an Illinois limited liability company is 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 he signed, sealed and delivered the instrument as his free and voluntary act, and the voluntary act of said corporation and company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 18th day of December, 2012

[Signature]
Notary Public

My commission expires on 5/5/2013



THIS INSTRUMENT WAS PREPARED BY:
Lee A. Robertson
Schain Burney Banks & Kenny, Ltd
70 W. Madison
Suite 4500
Chicago, IL 60602

AFTER RECORDATION, MAIL TO:
Talia Lissner
General Counsel, Baum Development, LLC
1030 West Chicago Avenue
Chicago, IL 60642

SEND SUBSEQUENT TAX BILLS TO:
BR Harvey, LLC
1030 West Chicago Avenue
Chicago, IL 60642



No 19921

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

LOT 5 (EXCEPT THE NORTH 10 FEET AND ALSO EXCEPTING FROM SAID LOT 5 THAT PART THEREOF BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF A LINE BEING 10 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 5 (SAID PARALLEL LINE BEING THE SOUTH LINE OF 159TH STREET AS DEDICATED PER DOCUMENT NUMBER 12749716) AND THE WEST LINE OF LOT 5; THENCE EAST ALONG SAID PARALLEL LINE A DISTANCE OF 10 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TO A POINT ON THE WEST LINE OF LOT 5 BEING 10 FEET SOUTH OF THE POINT OF BEGINNING, AS MEASURED ON SAID WEST LINE OF LOT 5; THENCE NORTH ON SAID WEST LINE A DISTANCE OF 10 FEET TO THE POINT OF BEGINNING) IN BLOCK 8 IN PERCY WILSON'S FIRST ADDITION TO HARVEY HIGHLANDS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 10 ACRES THEREOF AND EXCEPT THE SOUTH 70 FEET OF THE NORTH 103 FEET OF THE SOUTH 10 ACRES OF SAID WEST HALF OF THE WEST HALF OF THE NORTHWEST 1/4 OF SECTION 21) ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 1929 AS DOCUMENT 10429075, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 6, 7, 8 AND 9 IN BLOCK 8 IN PERCY WILSON'S FIRST ADDITION TO HARVEY HIGHLANDS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 10 ACRES THEREOF AND EXCEPT THE SOUTH 70 FEET OF THE NORTH 103 FEET OF THE SOUTH 10 ACRES OF SAID WEST HALF OF THE WEST HALF OF THE NORTHWEST 1/4 OF SECTION 21) ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 1929 AS DOCUMENT 10429075, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 10, 11, 12 AND 13 IN BLOCK 8 IN PERCY WILSON'S FIRST ADDITION TO HARVEY HIGHLANDS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 10 ACRES THEREOF AND EXCEPT THE SOUTH 70 FEET OF THE NORTH 103 FEET OF THE SOUTH 10 ACRES OF SAID WEST HALF OF THE WEST HALF OF THE NORTHWEST 1/4 OF SECTION 21) ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 1929 AS DOCUMENT 10429075, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B
PERMITTED ENCUMBERANCES

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

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ANNUAL MAINTENANCE ASSESSMENT OF CALUMET UNION DRAINAGE DIST.NO.1 UNDER LAW DOCKET NUMBER 56CO1331. YEAR 2011 FOR \$2.00 IS PAID. PAYABLE TO COLLECTOR OF ABOVE-NAMED DRAINAGE DISTRICT. YEAR 2012 NOT YET DUE

RIGHTS OF TENANTS IN POSSESSION IN FAVOR OF FAMILY DOLLAR, INC., AS TENANTS ONLY, UNDER EXISTING UNRECORDED LEASES MORE PARTICULARLY DESCRIBED IN THE OWNER'S AFFIDAVIT OF SELLER, EXCLUDING ANY OPTIONS TO PURCHASE OR RIGHTS OF FIRST REFUSAL.

PERMANENT EASEMENT IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS FOR AND ON BEHALF OF THE PEOPLE OF THE STATE OF ILLINOIS BY ORDER ENTERED OCTOBER 28, 2003 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS IN CASE NUMBER 02L5046 OVER THE FOLLOWING DESCRIBED PORTION OF THE LAND IDENTIFIED IN SAID ORDER AS PARCEL NO. ODE0242DED: THAT PART OF LOTS 5 AND 6 IN BLOCK 8 IN PERCY WILSON'S FIRST ADDITION TO HARVEY HIGHLANDS, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 10 ACRES THEREOF AND EXCEPT THE SOUTH 70 FEET OF THE NORTH 103 FEET OF THE SOUTH 10 ACRES OF THE NORTH 30 ACRES OF SAID WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 21), ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 1929, AS DOCUMENT 10429075, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WEST LINE OF SAID LOT 5 DISTANT SOUTH 00 DEGREES 32 MINUTES 24 SECONDS EAST (ASSUMED BEARING) 10.00 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 23 MINUTES 52 SECONDS EAST ALONG THE SOUTHERLY LINE OF THE NORTH 10.00 FEET OF SAID LOT 5 A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 23 MINUTES 52 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF 159TH STREET AS DEDICATED PER DOCUMENT NUMBER 12749716, A DISTANCE OF 4.621 METERS (15.16 FEET); THENCE SOUTH 47 DEGREES 43 MINUTES 32 SECONDS WEWT 4.014 METERS (13.17 FEET); THENCE SOUTH 30 DEGREES 30 MINUTES 15 SECONDS WEST 3.867 METERS (12.69 FEET); THENCE SOUTH 17 DEGREES 31 MINUTES 31 SECONDS WEST 8.641 METERS (28.35 FEET) TO THE WEST LINE OF SAID LOT 6; THENCE NORTH 00 DEGREES 32 MINUTES 24 SECONDS WEST ALONG THE WEST LINE OF SAID LOTS 5 AND 6 A DISTANCE OF 11.144 METERS (36.56 FEET) TO A POINT DISTANT SOUTH 20.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 44 DEGREES 25 MINUTES 44 SECONDS EAST ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF 159TH STREET 4.313 METERS (14.15 FEET) TO THE POINT OF BEGINNING.

GRANT DATED NOVEMBER 14, 1919 AND RECORDED APRIL 2, 1921 AS DOCUMENT 7100803 MADE BY HENRY MEYER TO THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS OF THE RIGHT TO ERECT AND MAINTAIN POLES AND OTHER EQUIPMENT ALONG SO MUCH OF THE HIGHWAY KNOWN AS HALSTED STREET AS IS UPON OR ADJACENT TO THE LAND.

COVENANTS AND RESTRICTIONS ESTABLISHED BY DECREE ENTERED SEPTEMBER 18, 1940 IN CASE NO. 40C7073 & 40C7074 RELATING TO USE, AREA, CONSTRUCTION AND CHARACTER OF BUILDINGS TO BE ERECTED ON THE LAND.

DECLARATION AND AGREEMENT REGARDING THE INSTALLATION AND MAINTENANCE OF SEWERS RECORDED FEBRUARY 8, 1944 AS DOCUMENT 13220136.

TERMS, PROVISIONS AND CONDITIONS OF THE NO FURTHER REMEDIATION LETTER RECORDED AUGUST 4, 2000 AS DOCUMENT 00595319.

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ENCROACHMENT OF THE 2 STORY CONCRETE BLOCK BUILDING LOCATED MAINLY ON THE PROPERTY SOUTH AND ADJOINING ONTO THE LAND BY APPROXIMATELY 0.15 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 94995-2012 PREPARED BY B & G SURVEY COMPANY, INC., DATED DECEMBER 19, 2012.

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

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