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2. 8937952/201329210
subject

(Wilmot)

SPECIAL WARRANTY DEED

This instrument was prepared by:
Edward L. Filer
311 S. Wacker Drive
Suite 3000
Chicago, IL 60606



Doc#: 1317033086 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/19/2013 11:42 AM Pg: 1 of 5

After recording, return to:
Scott Haugh
APLC
675 E. Irving Park Road, Suite 203
Roselle, IL 60172

THE GRANTOR, WB PAD HOLDINGS I, LLC, an Illinois limited liability company with offices located at 6262 South Route 87, Suite 200, Willowbrook, Illinois, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration(s) in hand paid, does hereby GRANT, BARGAIN, SELL and CONVEY to **THE GRANTEE**, NORTH STAR WILMOT LOTS LLC, a New Mexico limited liability company, located at 5 Revere Drive, Suite 200, Northbrook, Illinois all of its right, title and interest in and to the Real Estate legally described on **Exhibit A**, attached hereto and incorporated herein by this reference, situated in the County of Cook, in the State of Illinois, together with all improvements situated thereon (collectively, the "Property") subject to all covenants, conditions, restrictions, and other matters listed on **Exhibit B** attached hereto (the "**Permitted Exceptions**");

TO HAVE AND TO HOLD the Property unto Grantee, its legal representatives, successors and assigns, and Grantor does bind itself, its legal representatives, successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Property unto the Grantee, its legal representatives, successors and assigns, subject to the Permitted Exceptions, against every person whomsoever lawfully claiming or to claim the same or any part thereof in respect of actions taken by, through or under Grantor during the period of ownership of the Property by Grantor, but not otherwise.

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EXECUTED this 28 day of MAY, 2013

WB PAD HOLDINGS I, LLC,
an Illinois limited liability company

By: [Signature]
Its: Designated Agent

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Sharon Kitzman, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Jeffrey K Eversden, who is personally known to me to be the Designated Agent of WB PAD HOLDINGS I, LLC, an Illinois limited liability company and is the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 28th day of May, 2013.

[Signature]
Notary Public

My Commission expires on: 11/19/2014



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EXHIBIT A TO SPECIAL WARRANTY DEED LEGAL DESCRIPTION

PARCEL 1:



LOTS 3 AND 4 IN WILLIAM M. SENNE SUBDIVISION, BEING A RESUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 2004 AS DOCUMENT NUMBER 0416344083, IN COOK COUNTY, ILLINOIS


PARCEL 1A:

EASEMENT FOR ENTRANCE, INGRESS AND EGRESS, AND UTILITIES FOR THE BENEFIT OF PARCEL 1 OVER LOT 7 IN WILLIAM M. SENNE'S SUBDIVISION, AFORESAID, AS RESERVED ON THE PLAT OF SAID SUBDIVISION.

PIN # 14-31-321-068-0000 (affects other property), 14-31-321-069-0000 (affects other property)

Address: 1763 and 1765 N. Wilmot, Chicago, Illinois 60647

REAL ESTATE TRANSFER		05/30/2013
	COOK	\$205.00
	ILLINOIS:	\$410.00
	TOTAL:	\$615.00
14-31-321-068-0000 20130501607319 V3WFKD		

REAL ESTATE TRANSFER		05/30/2013
	CHICAGO:	\$3,075.00
	CTA:	\$1,230.00
	TOTAL:	\$4,305.00
14-31-321-068-0000 20130501607319 65MTZH		

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EXHIBIT B TO SPECIAL WARRANTY DEED PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES FOR THE YEAR 2012 2ND INSTALLMENT AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE.
2. ENCROACHMENT OF THE CHAIN LINK FENCES LOCATED MAINLY ON THE LAND OVER AND ON WALKWAY EAST AND ADJOINING BY 1 FOOT; LAND AND ALLEY SOUTH AND ADJOINING BY DISTANCE NOT SHOWN; WALKWAY SOUTHWEST AND ADJOINING BY .39 OF A FOOT TO .60 OF A FOOT, AS DISCLOSED BY SURVEY AFORESAID.
3. EASEMENT MADE BY AND BETWEEN LASALLE NATIONAL TRUST, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 26, 1995 AND KNOWN AS TRUST NUMBER 119364 AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 7, 1986 AND KNOWN AS TRUST NUMBER 66852 FOR THE PURPOSE OF STORM WATER DRAINAGE RECORDED MARCH 16, 1995 AS DOCUMENT NO. 95178892, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.
4. TERMS AND PROVISIONS OF AN EASEMENT AGREEMENT RECORDED DECEMBER 24, 1997 AS DOCUMENT NUMBER 97967558 BETWEEN LASALLE NATIONAL TRUST, N. A. AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 26 1995 AND KNOWN AS TRUST NUMBER 119364 AND SENCO PROPERTIES, INC. RELATING TO A PERMANENT EASEMENT FOR FREE VEHICULAR INGRESS, EGRESS AND REGRESS TO AND FROM THE PUBLIC STREET OR ALLEY SUBJECT TO THE TERMS AND PROVISIONS.
5. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS SET FORTH IN DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR SENNE SUBDIVISION HOMEOWNERS' ASSOCIATION RECORDED JUNE 10, 1998 AS DOCUMENT NUMBER 98489115 RELATING TO ARCHITECTURAL CONTROL; MAINTENANCE OF PARCELS AND ALLEYS; EASEMENTS; USE AND OCCUPANCY; ADMINISTRATION; ASSESSMENTS-MAINTNANCE FUND; AND OTHER MATTERS.
6. ENCROACHMENT OF THE BUILDINGS LOCATED MAINLY ON THE LAND ONTO THE STREET RIGHT OF WAY ON THE SOUTH AND EAST AND ONTO THE ALLEY ON THE NORTH BY APPROXIMATELY .16, .38, .55 AND .14 OF A FOOT RESPECTIVELY, AND ENCROACHMENT OF THE ATTACHMENTS LOCATED ON THE BUILDING OVER AND ONTO THE PROPERTY EAST, SOUTH WEST AND NORTH AND ADJOINING THE LAND AS SHOWN ON THE PLAT OF SURVEY MADE BY JENS K. DOE, DATED MARCH 14, 2001, ORDER NO. 010358.

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7. ENCROACHMENT OF THE BLACKTOP PAVING AND FENCE LOCATED MAINLY ON THE LAND ONTO .27 AND .08 OF A FOOT AS SHOWN ON THE PLAT OF SURVEY MADE BY JENS K. DOE, DATED MARCH 14, 2001, ORDER NO. 010358.
8. BUILDING, ZONING, HEALTH AND OTHER LAWS AND ORDINANCES.
9. ENVIRONMENTAL MATTERS.
10. MATTERS CAUSED BY, THROUGH OR UNDER GRANTEE OR NORTHSTAR FUNDING, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, OR OTHERWISE KNOWN BY GRANTEE OR NORTHSTAR FUNDING, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY AS OF CLOSING (THE FOREGOING SHALL BE EQUALLY APPLICABLE TO GRANTEE AND ANY DESIGNEE AND/OR PERMITTED ASSIGNEE OF GRANTEE).