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THIS INSTRUMENT
PREPARED BY:
Tobi L. Pinsky, Esq.
Seyfarth Shaw LLP
131 South Dearborn, Suite 2400
Chicago, Illinois 60603

AFTER RECORDING
RETURN TO:
Shepard Gould
33 W. Monroe St., Suite 1400
Chicago, IL 60603

MAIL TAX BILLS TO:
Bridge Property Company, LLC
c/o Bridge Development Partners,
LLC
350 W. Hubbard St., Suite 430
Chicago, IL 60654



Doc#: 1320044070 Fee: \$52.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/19/2013 12:41 PM Pg: 1 of 8

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), dated as of this 17 day of July, 2013, is given by **AKZO NOBEL CHEMICALS LLC**, a Delaware limited liability company, as successor by conversion to Akzo Nobel Chemicals Inc, a Delaware corporation, duly authorized to transact business in the State of Illinois and having an office 525 West Van Buren St., Chicago, IL 60607-3823 ("**Grantor**") to **BRIDGE PROPERTY COMPANY, LLC**, an Illinois limited liability company, duly authorized to transact business in the State of Illinois and having an office at c/o Bridge Development Partners, LLC, 350 W. Hubbard St., Suite 430, Chicago, IL 60654 ("**Grantee**").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, and pursuant to authority given by said corporation, by these presents does remise, release, alien and convey unto Grantee and to Grantee's successors and assigns forever, the real estate situated in the Village of McCook, County of Cook and State of Illinois, legally described on Exhibit "A" attached hereto (the "**Property**"), subject only to those items, matters and things described on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD THE SAME, together with all rights and appurtenances to the same belonging, unto Grantee and its successors and assigns forever. Grantor hereby covenants that Grantor and its successors and assigns will warrant and defend the title to the Property unto Grantee and to its successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, subject only to those items, matters and things described on Exhibit B attached hereto.

[signature page follows next]

7/19/13
VILLAGE OF MCCOOK
\$ 34,100.50
Real Estate Transaction Stamp
Charles A. Yarbrough


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[signature page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by its duly authorized representative the day and year first above written.

Grantor:

AKZO NOBEL CHEMICALS LLC,
a Delaware limited liability company

By: 
Name: Denis De Camp
Title: Manager, Corporate Real Estate

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Denis De Camp, personally known to me to be the Manager of Akzo Nobel Chemicals LLC, a Delaware limited liability company, whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as his free and voluntary act and as the act of said corporation for the uses and purposes therein set forth.



Given under my hand and Notarial Seal this 13 day of July, 2013.


Notary Public

My Commission Expires:

6/13/15



REAL ESTATE TRANSFER	07/19/2013
 COOK	\$3,470.25
 ILLINOIS:	\$6,940.50
TOTAL:	\$10,410.75

18-11-107-004-0000 | 20130701600557 | 1U3J3S

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Exhibit A

REAL PROPERTY DESCRIPTION

Parcel 1:

That part of the West 1/2 of the Northeast 1/4 of Section 11, Township 38 North, Range 12, East of the Third Principal Meridian, lying North of the center line of the Chicago and Joliet Road, otherwise known and described as Route 4, more particularly described as follows:

Beginning at a point in the East line of said West 1/2, said point being 634.18 feet North of the intersection of said East line with the center line of said Chicago and Joliet Road; Thence North along said East line for a distance of 683.52 feet more or less, to the Northeast corner of said West 1/2; thence West along the North line of said West 1/2 for a distance of 1326.17 feet more or less to the Northwest corner of said West 1/2; thence South along the West line of said West 1/2 for a distance of 1075.13 feet more or less, to a point, said point being 250 feet North of the Southwest corner of the North 1/2 of the said West 1/2 of said Northeast 1/4; thence East parallel to and 250 feet normally distant from the South line of said North 1/2 a distance of 505.22 feet to a point; thence Northeasterly for a distance of 758.54 feet more or less to a point, said point being 175.38 feet West of the point of beginning measured at right angles to the East line of said West 1/2; thence East 175.38 feet to the point of beginning, excepting all that part of the West 1/2 of the Northeast 1/4 of said Section 11 lying North of a line 50 feet South of and parallel to the North line of said Section 11, and except that part described as follows:

That part of the West 1/2 of the Northeast 1/4 of Section 11, Township 38 North, Range 12, East of the Third Principal Meridian, described as follows:

Commencing at the Northwest corner of said Northeast 1/4; Thence South 89 degrees 47 minutes 40 seconds, East (bearings and coordinated are based upon an assumed grid systems that assigns the value of 2,000.00 North and 2,000.00 East to the Quarter Section corner between Sections 5 and 8, Township 38 North, Range 12, East of the Third Principal Meridian; and which assumes the North line of the Northeast 1/4 of Section 8 (South line of the Southeast 1/4 of Section 5) to have a bearing of North 90 degrees, 00 minutes, 00 seconds East) Along the North line of said Northeast 1/4 a distance of 1,292.47 feet to the point of intersection with a line drawn 33.00 feet West of and parallel with the East line of the West 1/2 said Northeast 1/4; thence South 0 degrees 20 minutes 29 seconds West along said parallel line 50.00 feet to the point of beginning of the tract herein described, thence continuing South 0 degrees 20 minutes 29 seconds West, along said parallel line 5.00 feet; thence North 44 degrees 43 minutes 16 seconds West 7.06 feet to a point in a line 50.00 feet South of and parallel with the North line of the Northeast 1/4 of said Section 11, said point being 5.00 feet West of the herein above designated point of beginning; thence South 89 degrees 47 minutes 40 seconds East along said parallel line 5.00 feet to said point of beginning in Cook County, Illinois.

Parcel 2:

Lots 1, 2 and 3 in Egandale Resubdivision, being a resubdivision of certain lots and parts of lots and vacated streets in Phillips' Subdivision of part of the Northwest 1/4 of Section 11, Township

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38 North, Range 12, East of the Third Principal Meridian, According to the Plat thereof
Recorded October 16, 1996 as Document number 96788856, in Cook County, Illinois.

Address: 8201 West 47th St., McCook, IL *10525*
PINs: 18-11-200-008; 18-11-107-004-0000; 18-11-107-005-0000; 18-11-107-006-0000

Property of Cook County Clerk's Office

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Exhibit B

PERMITTED EXCEPTIONS

1. Taxes for the year 2013 and subsequent years.
2. Grant of easement to the Village of McCook recorded March 9, 1953 as document 15562835 for use as a public street and the terms and provisions contained therein.

First Amendment to easement recorded October 15, 1996 as document 96787680 which amends the term of the original easement grant so that it shall continue in perpetuity.

3. Easement in favor of the Metropolitan Sanitary District of Greater Chicago to construct, repair, maintain and operate an intercepting sewer as created by grant recorded June 18, 1970 as document 21188022 and as shown on plat of Egandale Resubdivision recorded as document number 96788856 and the terms and provisions contained therein.

4. Rights of the Public, the State of Illinois and the Municipality in and to that part of the land, if any, taken or used for road purposes.

5. Easement for ingress, egress, public utilities, drainage, railroad track and scale facilities as shown on Egandale plat recorded as document 96788856 as follows: Over the southerly line of Lot 1, over the northerly line of Lot 2 and northerly and northwesterly 10 feet of Lot 3.

Said easement has been terminated as to ingress, egress, drainage, railroad and scale facilities by abrogation agreement recorded _____ as document _____.

6. 10 foot water main easement granted to the Village of McCook as shown on Egandale plat recorded as document 96788856 affecting Lots 1, 2 and 3 and the terms and provisions contained therein.

7. Restriction contained in plat of Egandale Resubdivision recorded as document 96788856 which states "no direct access to 4th Street for Lot 1, access shall be from Riverside Avenue.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS
 COUNTY OF COOK } SS.

Akzo Nobel Chemicals LLC, a Delaware limited liability company, being duly sworn on oath, states that it has a mailing address at 525 West Van Buren Street, Chicago, Illinois 60607. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that Akzo Nobel Chemicals LLC makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

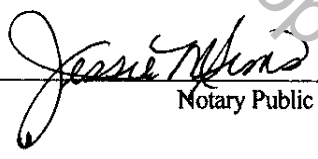
[signature page follows next]

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AKZO NOBEL CHEMICALS LLC,
a Delaware limited liability company

By: 
Name: Dennis De Camp
Title: Manger, Corporate Real Estate

SUBSCRIBED and SWORN to before me
this 13 day of July, 2013.


Notary Public



Property of Cook County Clerk's Office

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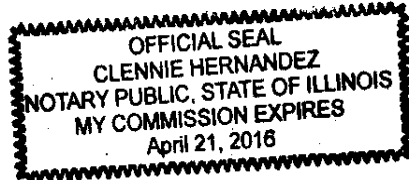
STATEMENT BY GRANTOR AND GRANTEE

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 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 title to real estate under the laws of the State of Illinois.

Dated 07/19, 2013

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said agent
This 19 day of July, 2013
Notary Public [Signature]

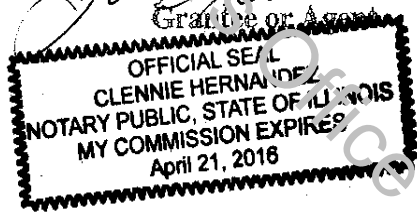


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date 07/19, 2013

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said agent
This 19 day of July, 2013
Notary Public [Signature]



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)