

# UNOFFICIAL COPY



192/2013060443

## SPECIAL WARRANTY DEED

Doc#: 1324839033 Fee: \$52.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/05/2013 09:40 AM Pg: 1 of 8

PREPARED  
~~Recording expires~~ by, and  
After recording return to:


REALTY INCOME ILLINOIS  
PROPERTIES 1, LLC  
ATTN: LEGAL DEPARTMENT  
600 La Terraza Boulevard  
ESCONDIDO, CA 92025  
847-252-7311

STATE OF ILLINOIS  
COUNTY OF COOK



§  
§ KNOW ALL MEN BY THESE PRESENTS:  
§

THAT, WILLOW POND FAMILY LIMITED PARTNERSHIP, a Wisconsin limited partnership ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned by REALTY INCOME ILLINOIS PROPERTIES 1, LLC, a Delaware limited liability company ("Grantee"), whose mailing address is 600 La Terraza Boulevard, Escondido, California 92025, the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL, CONVEY and CONFIRM unto Grantee that certain real property being more particularly described on Exhibit "A," attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon (collectively, the "Property"); subject, however to those matters described on Exhibit "B," attached hereto and made a part hereof for all purposes.

THE REMAINDER OF THIS PAGE WAS LEFT BLANK INTENTIONALLY.

REAL ESTATE TRANSFER	09/05/2013
	<b>CHICAGO:</b> \$45,000.00
	<b>CTA:</b> \$18,000.00
	<b>TOTAL:</b> \$63,000.00

19-23-328-001-0000 | 20130801602312 | 3VW2RW

REAL ESTATE TRANSFER	09/05/2013
 	<b>COOK:</b> \$3,000.00
	<b>ILLINOIS:</b> \$6,000.00
	<b>TOTAL:</b> \$9,000.00

19-23-328-001-0000 | 20130801602312 | 86REG4



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## Exhibit "A"

### Legal Description

#### PARCEL 1:

LOTS 17 TO 25 (EXCEPT THAT PART OF LOTS 17 TO 25 LYING WEST OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF LOT 16, SAID POINT BEING 17.13 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT AS ORIGINALLY PLOTTED; THENCE SOUTHERLY TO A POINT IN THE NORTH LINE OF LOT 20, SAID POINT BEING 20 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 20 AS ORIGINALLY PLOTTED; THENCE SOUTHERLY TO A POINT ON THE NORTH LINE OF LOT 25, SAID POINT BEING 26 FEET EAST OF THE NORTHWEST CORNER OF LOT 25 AS ORIGINALLY PLOTTED; THENCE SOUTH ALONG A CONTINUATION OF SAID LINE 14 FEET TO A POINT OF TANGENCY OF A CURVE CORNER TO THE SOUTHWEST HAVING A RADIUS OF 11 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO A POINT IN THE SOUTH LINE OF SAID LOT 25, SAID POINT BEING 27 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 25) IN BLOCK 13 IN W.D. MURDOCK'S MARQUETTE PARK ADDITION, BEING A SUBDIVISION OF (EXCEPT THE EAST 50 FEET) THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOT 26 AND THE WEST 19 FEET OF LOT 27 EXCEPT THE EAST 16.00 FEET AS DEDICATED BY DOCUMENT NO. 0020808934 AND AS SHOWN ON PLAT OF DEDICATION RECORDED AS DOCUMENT NUMBER 0020808935 IN BLOCK 13 IN W.D. MURDOCK'S MARQUETTE PARK ADDITION, BEING A SUBDIVISION OF (EXCEPT THE EAST 50 FEET) THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

LOT 16 (EXCEPT THAT PART LYING WEST OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF LOT 16, SAID POINT BEING 17.13 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT AS ORIGINALLY PLOTTED; THENCE SOUTHERLY TO A POINT IN THE NORTH LINE OF LOT 20, SAID POINT BEING 20 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 20 AS ORIGINALLY PLOTTED) IN BLOCK 13 IN W.D. MURDOCK'S MARQUETTE COOK ADDITION, BEING A SUBDIVISION OF (EXCEPT THE EAST 50 FEET) OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 4:

LOT 15 IN BLOCK 13 IN W.D. MURDOCK'S MARQUETTE PARK ADDITION, BEING A SUBDIVISION OF (EXCEPT THE EAST 50 FEET) THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 5:

ALL OF THE NORTH-SOUTH 16 FOOT PUBLIC ALLEY LYING EAST OF THE EAST LINE OF LOTS 16 TO 25, BOTH INCLUSIVE, LYING WEST OF THE WEST LINE OF LOTS 15 AND 26, LYING WEST OF A LINE DRAWN FROM THE POINT OF INTERSECTION OF THE WEST AND SOUTHWESTERLY LINES OF LOT 15 TO THE POINT OF INTERSECTION OF THE WEST AND NORTHWESTERLY LINES OF LOT 26, LYING SOUTH OF A LINE DRAWN FROM THE NORTHWEST CORNER OF LOT 15 TO THE NORTHEAST CORNER OF LOT 16 AND LYING NORTH OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 25 TO THE SOUTHWEST CORNER OF LOT 26 ALL IN BLOCK 13 IN W.D. MURDOCK'S MARQUETTE PARK ADDITION, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 50 FEET THEREOF), IN COOK COUNTY, ILLINOIS AS VACATED BY DOCUMENT NO. 0020808934.

AND

ALL THAT PART OF THE EAST-WEST 16 FOOT INCREASING TO A 26 FOOT PUBLIC ALLEY LYING SOUTH AND SOUTHWESTERLY OF THE SOUTH AND SOUTHWESTERLY LINES OF LOT 15, LYING NORTH AND NORTHWESTERLY OF THE NORTH AND NORTHWESTERLY LINES OF LOT 26, LYING EAST OF A LINE DRAWN FROM THE POINT OF INTERSECTION OF THE WEST AND SOUTHWESTERLY LINES OF LOT 15 TO THE POINT OF INTERSECTION OF THE WEST AND NORTHWESTERLY LINES OF LOT 26 AND LYING WEST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 16.00 FEET OF THE WEST 19.00 FEET OF LOT 27 IN BLOCK 13 IN W.D. MURDOCK'S MARQUETTE PARK ADDITION AFORESAID, SAID PUBLIC ALLEY AND PART OF PUBLIC ALLEY HEREIN VACATED BEING FURTHER DESCRIBED AS ALL OF THE NORTH-SOUTH 16 FOOT ALLY TOGETHER WITH THE WEST 28.0 FEET, MORE OR LESS, THE EAST-WEST 16 FOOT INCREASING TO A 26 FOOT PUBLIC ALLEY IN THE BLOCK BOUNDED BY W. 70TH PLACE, W. 71ST STREET, S. PULASKI ROAD AND S. SPRINGFIELD AVENUE AS VACATED BY DOCUMENT NO. 0020808934.

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PIN: 19-23-328-001-0000, 19-23-328-002-0000, 19-23-328-003-0000, 19-23-328-004-0000, 19-23-328-005-0000, 19-23-328-006-0000, 19-23-328-007-0000, 19-23-328-008-0000, 19-23-328-009-0000, 19-23-328-010-0000, 19-23-328-011-0000, 19-23-328-046-0000,

FOR INFORMATION PURPOSES ONLY:  
THE SUBJECT LAND IS COMMONLY KNOWN AS:

7045 SOUTH PULASKI ROAD  
CHICAGO, ILLINOIS

Property of Cook County Clerk's Office

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## Exhibit "B"

### Permitted Title Exceptions

1. MEMORANDUM OF LEASE DATED APRIL 21, 2000 AND RECORDED MARCH 27, 2003 AS DOCUMENT 0030411277 AND RE-RECORDED JULY 14, 2003 AS DOCUMENT NUMBER 0319341084 DEMISING AND LEASING THE LAND TO WALGREEN CO., AN ILLINOIS CORPORATION, AS LESSEE FOR A TERM OF YEARS ENDING JANUARY 31, 2061 AND OF ALL PARTIES CLAIMING THEREUNDER.
2. MEMORANDUM OF ASSIGNMENT OF LEASE DATED SEPTEMBER 3, 2013 AND RECORDED SEPTEMBER 09/05/2013 2013 AS DOCUMENT Doc#: 1324839034 BETWEEN WILLOW POND FAMILY LIMITED PARTNERSHIP, A WISCONSIN LIMITED PARTNERSHIP ("ASSIGNOR") AND REALTY INCOME ILLINOIS PROPERTIES 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("ASSIGNEE") RELATIVE TO THE LEASE DEMISING AND LEASING THE LAND TO WALGREEN CO., AN ILLINOIS CORPORATION, AS LESSEE FOR A TERM OF YEARS ENDING JANUARY 31, 2061 AND OF ALL PARTIES CLAIMING THEREUNDER.
3. COVENANTS AND RESTRICTIONS CONTAINED IN AGREEMENT RECORDED APRIL 5, 1928 AS DOCUMENT 9978644 RELATING TO LOCATION OF BUILDINGS LOCATED ON THE LAND AND PROVIDING FOR A 15 FOOT BUILDING LINE.  
  
(AFFECTS PARCEL 3)
4. COVENANTS AND RESTRICTIONS CONTAINED IN DEED RECORDED FEBRUARY 3, 1931 AS DOCUMENT 10839095 RELATING TO USE OF BUILDINGS TO BE ERRECTED ON THE LAND.  
  
(AFFECTS PARCEL 3)
5. RESTRICTIONS CONTAINED IN DEED RECORDED OCTOBER 18, 1928 AS DOCUMENT NUMBER 10180325 RELATING TO COST AND USE OF BUILDINGS TO BE ERRECTED ON THE LAND.  
  
NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.  
  
(AFFECTS LOT 15, PARCEL 4)
6. EASEMENT OF APPROXIMATELY 1 FOOT FOR IRON FENCE AND SIDEWALK ON THE EAST LINE OF THE LAND CONTAINED IN DEED RECORDED SEPTEMBER 21, 1953 AS DOCUMENT NUMBER 15724305.  
  
(AFFECTS LOT 15, PARCEL 4)



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7. 15 FOOT BUILDING LINE AS SHOWN ON PLAT RECORDED AS DOCUMENT 6080487.  
(AFFECTS LOT 15, PARCEL 4)
8. EASEMENT IN FAVOR OF 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 GRANT RECORDED/FILED AS DOCUMENT NO. 0021289468, AFFECTING THE EAST 10.00 FEET OF LOT 15, IN BLOCK 13 IN W.D. MURDOCK'S MARQUETTE PARK ADDITION, BEING A SUBDIVISION OF (EXCEPT THE EAST 50.00 FEET) THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND THAT PORTION OF THE PART OF THE EAST/WEST PUBLIC ALLEY VACATED BY ORDINANCE PASSED JUNE 19, 2002 BY THE CITY COUNCIL OF THE CITY OF CHICAGO AND RECORDED JULY 24, 2002 AS DOCUMENT 0020808934 IN THE OFFICE OF THE RECORDER OF DEED, COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID VACATED PART OF THE EAST/WEST PUBLIC ALLEY; THENCE WEST ALONG THE SOUTH LINE OF LOT 15 IN BLOCK 13 IN W.D. MURDOCK'S MARQUETTE PARK ADDITION, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, A DISTANCE OF 8 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TO THE SOUTHEAST CORNER OF SAID VACATED PART OF THE EAST/WEST PUBLIC ALLEY; THENCE NORTH ALONG THE EAST LINE OF SAID VACATED PARTS OF THE EAST/WEST PUBLIC ALLEY A DISTANCE OF 16 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.
9. EASEMENT DISCLAIMER BY COMMONWEALTH EDISON COMPANY, DATED AUGUST 19, 2003 AND RECORDED SEPTEMBER 6, 2003 AS DOCUMENT 0325144096 WHEREIN COMMONWEALTH EDISON COMPANY DISCLAIMS ALL RIGHT TITLE AND INTEREST IT MAY HAVE IN AND TO THE FOLLOWING DESCRIBED PREMISES UNDER ANY BY VIRTUE OF THE EASEMENTS SET FORTH, GRANTED AND RESERVED BY THE CITY COUNCIL OF THE CITY OF CHICAGO, RECORDED ON JULY 7, 2002 AS DOCUMENT NUMBER 002080934 TO WIT:

ALL THAT PART OF THE EAST-WEST 16.00 FOOT INCREASING TO A 26.00 FOOT PUBLIC ALLEY LYING SOUTH AND SOUTHWESTERLY OF THE SOUTH AND SOUTHWESTERLY LINES OF LOT 15, LYING NORTH AND NORTHWESTERLY OF THE NORTH AND NORTHWESTERLY LINES OF LOT 26, LYING EAST OF A LINE DRAWN FROM THE POINT OF THE INTERSECTION OF THE WEST AND SOUTHWESTERLY LINES OF LOT 15 TO THE POINT OF INTERSECTION OF THE WEST AND NORTHWESTERLY LINES OF LOT 26 AND LYING WEST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 16.00 FEET OF THE WEST 19.00 FEET OF LOT 27 IN BLOCK 13 IN W.D. M.D. MURDOCK'S MARQUETTE

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PARK ADDITION AFORESAID, SAID PUBLIC ALLEY HEREIN VACATED BEING FURTHER DESCRIBED AS ALL OF THE NORTH-SOUTH 16.00 FOOT ALLEY TOGETHER WITH THE WEST 28.00 FEET, MORE OR LESS, THE EAST-WEST 16.00 FOOT INCREASING TO A 26.00 FOOT PUBLIC ALLEY IN THE BLOCK BOUNDED BY WEST 70TH PLACE, WEST 71ST STREET, SOUTH PULASKI ROAD AND SOUTH SPRINGFIELD AVENUE. AS VACATED BY DOCUMENT NO. 0020808934.

(SEE DOCUMENT FOR ADDITIONAL INFORMATION)

10. EASEMENT IN FAVOR OF AT&T CABLE SERVICES, 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 ORDINANCE RECORDED/FILED AS DOCUMENT NO.0020808934, AFFECTING PARCEL 5 OF THE LAND.
11. RELEASE AND TERMINATION OF EASEMENT BY COMCAST CABLE COMMUNICATIONS, INC., SUCCESSOR IN INTEREST TO AT&T CABLE SERVICES, DATED SEPTEMBER 8, 2003 AND RECORDED SEPTEMBER 15, 2003 AS DOCUMENT NUMBER 0325832124.  
(AFFECTS PARCEL 5)
12. OWNER SHALL ACCEPT AND MAINTAIN AS PRIVATE SEWERS ALL EXISTING SEWER AND APPURTENANCES THERETO PURSUANT TO THE TERMS AND PROVISIONS OF CITY OF CHICAGO ORDINANCE RECORDED JULY 24, 2002 AS DOCUMENT NUMBER 0020808934.  
  
(AFFECTS PARCEL 5)
13. RIGHTS OF PARTIES TO MAINTAIN MAN HOLES, CATCH BASINS, GAS METERS AND VALVES, ELECTRIC METERS AND TELEPHONES LOCATED ON THE LAND AS DISCLOSED BY SURVEY PROJECT NO. 201301444, 001 DATED AUGUST 7, 2013, BY BOCK & CLARK'S NATIONAL SURVEYORS NETWORK - JLH LAND SURVEYING, INC.
14. ENCROACHMENT OF THE PAVED PARKING LOT OVER AND ONTO THE NORTH-SOUTH DEDICATED ALLEY LOCATED ON THE EAST 16 FEET OF THE WEST 19 FEET OF LOT 27 AFORESAID. SAID DEDICATED ALLEY IS EXCEPTED FROM PARCEL 2 OF THE LAND DESCRIBED IN SCHEDULE A, AS DEPICTED ON SURVEY PROJECT NO. 201301444, 001 DATED AUGUST 7, 2013, BY BOCK & CLARK'S NATIONAL SURVEYORS NETWORK - JLH LAND SURVEYING, INC.