

UNOFFICIAL COPY



Doc#: 1328429039 Fee: \$60.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/11/2013 10:30 AM Pg: 1 of 12

NTS 13000030698 1 of 3 MAF

Property of Cook County Clerk's Office

SPECIAL WARRANTY DEED



THIS SPECIAL WARRANTY DEED, made this 9th day of October, 2013, between **AUBEX CORP., AN ILLINOIS CORPORATION**, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois (the "Grantor"), and **RGC 12131 LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**, of 1050 Pershing Road, 2nd Floor, Chicago, Illinois 60609 (the "Grantee"), **WITNESSETH**, that the Grantor, for and in consideration of the sum of Ten (\$10.00) and 00/100 Dollars and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto Grantee, and to its successors and assigns **FOREVER**, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto Grantee, its heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND**, subject only to the exceptions to the title shown on **Exhibit B**, attached hereto and made a part hereof (hereinafter called the "Permitted Exceptions").

Permanent Real Estate Index Number: 18-28-103-001-0000; 18-28-103-020-0000;
18-28-103-034-0000; 18-28-502-021-0000;
18-28-502-022-0000; 18-28-502-023-0000;
18-28-502-024-0000; 18-28-502-025-0000; and
18-28-502-026-0000

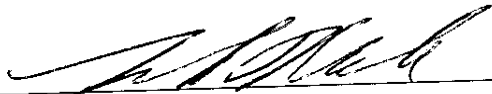
REAL ESTATE TRANSFER	10/11/2013
 COOK	\$837.50
 ILLINOIS:	\$1,675.00
TOTAL:	\$2,512.50

UNOFFICIAL COPY

Address of Real Estate: 9750 W. 75th Street, Hodgkins, Illinois 60525

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President the day and year first above written.

AUBEX CORP., AN ILLINOIS CORPORATION

By: 
Name: FRANK KLIMALA
Its: PRESIDENT

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF Illinois)
) SS.
COUNTY OF Cook)

On this 9th day of October, 2013, before me appeared FRANK KLIMALA, to me personally known, who being by me duly sworn, did say that he is the President of Aubex Corp., an Illinois corporation, the President that executed the within and foregoing instrument and that said instrument was signed and sealed in behalf of said President and that the seal affixed is the corporate seal of said corporation and said President acknowledged said instrument to be the free act and deed of said President.



NOTARY PUBLIC

Cook County
My Commission Expires:

1/10/17



Upon recording, please mail to:

Robert J. Taylor, Esq.
ARNSTEIN & LEHR LLP
120 South Riverside Plaza
Suite 1200
Chicago, Illinois 60606-3910

Please mail tax bills to:

RGC 12131 LLC
1050 Pershing Road, 2nd Floor
Chicago, Illinois 60609

This document was prepared by:

Eric J. Tanquilut, Esq.
Tanquilut & Associates, Ltd.
161 N. Clark Street, Suite 4700
Chicago, Illinois 60601

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

A PARCEL OF LAND IN COUNTY OF COOK, STATE OF ILLINOIS, BEING ALL OF CERTAIN PARCEL OF LAND DESCRIBED IN DEED DATED JUNE 3, 1952 FROM CHARLES AND AGNES FRENZEL TO THE ATCHINSON, TOPEKA AND SANTA FE RAILWAY COMPANY, FILED FOR RECORD JUNE 10, 1952 AS DOCUMENT 15361407 IN BOOK 48015 PAGE 383 OF THE RECORDS OF SAID COUNTY LYING IN THE EAST 1/2 OF THE NORTHWEST ¼ OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE NORTH 00 DEGREES 12 MINUTES 34 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF THE NORTHWEST 1/4 OF SAID SECTION 28, A DISTANCE OF 1327.06 FEET (DEEDED AS NORTH 80 RODS); THENCE SOUTH 89 DEGREES 45 MINUTES 40 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST ¼ 33.00 FEET (DEEDED AS EAST 2 RODS); THENCE SOUTH 00 DEGREES 12 MINUTES 34 SECONDS WEST, 1327.40 FEET (DEEDED AS SOUTH 80 RODS); THENCE NORTH 89 DEGREES 41 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, 33.00 FEET (DEEDED AS WEST 2 RODS) TO THE POINT OF BEGINNING, EXCEPT THE REFROM THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON RAIL ACCEPTED AS THE SOUTHWEST CORNER OF THE SOUTHWEST ¼ OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE NORTH 88 DEGREES 10 MINUTES 19 SECONDS EAST, 1332.03 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST ¼ OF SAID SECTION TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 50 MINUTES 09 SECONDS WEST, 663.30 FEET ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE CONTINUING NORTH 01 DEGREES 50 MINUTES 09 SECONDS WEST ALONG SAID WEST LINE, 132.49 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE TRI-STATE TOLLWAY (1-294) AS MONUMENTED AND OCCUPIED; THENCE SOUTH 75 DEGREES 56 MINUTES 09 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF THE TRI-STATE TOLLWAY (1-294) AS MONUMENTED AND OCCUPIED, 34.31 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF AUGUST STARK ROADWAY, SAID LINE BEING 33.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST ¼ OF SAID SECTION; THENCE SOUTH 01 DEGREES 50 MINUTES 09 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY LINE OF AUGUST STARK ROADWAY, 123.09 FEET TO SAID NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4; THENCE SOUTH 01 DEGREES 50 MINUTES 09 SECONDS EAST, 663.31 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE SOUTH 88 DEGREES 10 MINUTES 19 SECONDS WEST, 33.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

UNOFFICIAL COPY

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE SOUTH 89 DEGREES 41 MINUTES 42 SECONDS, EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 28, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 12 MINUTES 34 SECONDS EAST ALONG A LINE 33.00 FEET EASTERLY OF THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28 A DISTANCE OF 663.70 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 40 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28, A DISTANCE OF 318+02 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF A JOINT FEE STRIP CONVEYED TO CHICAGO AND ILLINOIS WESTERN RAILROAD AND THE COMMONWEALTH EDISON COMPANY RECORDED AS DOCUMENT 13840023 AND AS DOCUMENT 13840024, THENCE SOUTH 37 DEGREES 31 MINUTES 10 SECONDS WEST, ALONG SAID JOINT FEE STRIP, 833.77 FEET TO THE EAST-WEST CENTERLINE OF SAID SECTION 28; THENCE NORTH 89 DEGREES 41 MINUTES 42 SECONDS WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 28, A DISTANCE OF 12.65 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON RAIL ACCEPTED AS THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE NORTH 88 DEGREES 10 MINUTES 19 SECONDS EAST, 1363.03 FEET ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION TO A POINT ON THE EAST RIGHT OF WAY LINE OF AUGUST STARK ROADWAY, SAID LINE BEING 33.0 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION FOR THE POINT OF BEGINNING, THENCE NORTH 01 DEGREES 50 MINUTES 09 SECONDS WEST ALONG THE EAST RIGHT OF WAY LINE OF AUGUST STARK ROADWAY, 663.31 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION, THENCE NORTH 88 DEGREES 05 MINUTES 13 SECONDS EAST 197.28 FEET TO THE EAST RIGHT OF WAY LINE OF THE TRI-STATE TOLLWAY (I-294) AS MONUMENTED AND OCCUPIED; THENCE SOUTH 55 DEGREES 25 MINUTES 40 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE OF THE TRI-STATE TOLLWAY (I-294) AS MONUMENTED AND OCCUPIED 61.35 FEET; THENCE SOUTH 30 DEGREES 06 MINUTES 19 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE OF THE TRI-STATE TOLLWAY (I-94) AS MONUMENTED AND OCCUPIED, 127.85 FEET; THENCE SOUTH 05 DEGREES 46 MINUTES 03 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE OF THE TRI-STATE TOLLWAY (I-294) AS MONUMENTED AND OCCUPIED, 155.20 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF A JOINT FEE STRIP CONVEYED TO CHICAGO AND ILLINOIS WESTERN RAILROAD, AND THE COMMONWEALTH EDISON COMPANY RECORDED AS DOCUMENT 13840023 AND AS DOCUMENT 13840024, RECORDED JULY 10, 1946; THENCE SOUTH 35 DEGREES 22 MINUTES 39 SECONDS WEST, 452.95 FEET; THENCE SOUTH 88 DEGREES 10 MINUTES 19 SECONDS WEST 12.74 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A TRACT OF LAND IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY FROM THE CENTER LINE OF FIFTH AVENUE, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE AFORESAID NORTHWEST 1/4, SAID POINT BEING 297 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25 THENCE NORTHEASTERLY ALONG A LINE THAT INTERSECTS THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28 AT A POINT 104 FEET SOUTH FROM THE NORTHEAST CORNER OF

UNOFFICIAL COPY

SAID NORTHWEST 1/4, FOR A DISTANCE OF 815.15 FEET, MORE OR LESS, TO THE WESTERLY LINE OF A TRACT OF LAND CONVEYED FROM NEHR TO FREDERICKS RECORDED NOVEMBER 21, 1921 AS DOCUMENT 7347701 IN BOOK 17217 ON PAGE 366, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID CONVEYED PROPERTY 564.83 FEET; THENCE SOUTHWESTERLY 1176.95 FEET ALONG THE NORTHWESTERLY LINE OF PROPERTY CONVEYED BY NEHR TO CHICAGO TITLE AND TRUST COMPANY BY DOCUMENT 10574091, TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28; THENCE WESTERLY A DISTANCE OF 4.6 FEET ON THE AFORESAID LINE FOR A PLACE OF BEGINNING; THENCE NORTHWESTERLY 540.25 FEET ON A LINE THAT INTERSECTS THE SOUTHEASTERLY LINE OF AUGUSTA ROBE PROPERTY 280 FEET SOUTHWESTERLY OF THE SOUTHEAST CORNER CONVEYED BY DOCUMENT 12550995; THENCE SOUTHWESTERLY ALONG AFORESAID LINE 249.18 FEET (AS MEASURED) TO A POINT ON A LINE 33 FEET EASTERLY (MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE SOUTHERLY ALONG SAID PARALLEL LINE A DISTANCE OF 307.75 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28; THENCE EASTERLY ALONG SAID SOUTH LINE A DISTANCE OF 513.35 FEET TO THE PLACE OF BEGINNING, EXCEPT THEREFROM THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON RAIL ACCEPTED AS THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE NORTH 88 DEGREES 10 MINUTES 19 SECONDS EAST, 1765.03 FEET ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION TO A POINT ON THE EAST RIGHT OF WAY OF AUGUST STARK ROADWAY, SAID LINE BEING 33.0 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE NORTH 01 DEGREES 50 MINUTES 09 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE OF SAID AUGUST STARK ROADWAY, 663.31 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION AND THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 50 MINUTES 09 SECONDS WEST, 123.09 FEET TO A POINT ON THE NORTHERLY LINE OF THE TRI-STATE TOLLWAY (1-294) AS MONUMENTED AND OCCUPIED; THENCE SOUTH 75 DEGREES 56 MINUTES 09 SECONDS EAST ALONG SAID NORTHERLY LINE OF THE TRI-STATE TOLLWAY (1-294) AS MONUMENTED AND OCCUPIED, 52.08 FEET; THENCE SOUTH 55 DEGREES 25 MINUTES 40 SECONDS EAST ALONG SAID NORTHERLY LINE OF THE TRISTATE TOLLWAY (1-294) AS MONUMENTED AND OCCUPIED, 182.89 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE SOUTH 88 DEGREES 05 MINUTES 13 SECONDS WEST, 197.28 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF PARCEL 8; THE 150-FOOT WIDE JOINT RIGHT OF WAY OF COMMONWEALTH EDISON COMPANY AND CHICAGO AND ILLINOIS WESTERN RAILROAD IN SECTIONS 28 AND 29, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS DESCRIBED IN DEED RECORDED AS DOCUMENT 13840025 AND DEED RECORDED AS DOCUMENT 13840026, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID PARCEL 8 AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE SOUTH 36 DEGREES, 54 MINUTES, 24 SECONDS WEST ALONG THE NORTH LINE OF SAID PARCEL 8, A DISTANCE OF 288.95 FEET TO A POINT, SAID POINT BEING ON THE NORTH LINE OF 75TH

UNOFFICIAL COPY

STREET, AS MONUMENTED AND OCCUPIED; THENCE SOUTH 56 DEGREES, 04 MINUTES, 36 SECONDS EAST, A DISTANCE OF 7.01 FEET TO THE POINT OF BEGINNING OF PARCEL A; THENCE SOUTH 56 DEGREES, 04 MINUTES, 36 SECONDS EAST, A DISTANCE OF 32.04 FEET TO A POINT; THENCE NORTH 36 DEGREES, 54 MINUTES, 24 SECONDS EAST, A DISTANCE OF 316.54 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28, SAID POINT BEING 1238.27 FEET WEST OF THE CENTER OF SAID SECTION 28; THENCE CONTINUING NORTH 36 DEGREES, 54 MINUTES, 24 SECONDS EAST, A DISTANCE OF 805.43 FEET TO A POINT; THENCE NORTH 53 DEGREES, 05 MINUTES, 36 SECONDS WEST, A DISTANCE OF 32.00 FEET TO A POINT; THENCE SOUTH 36 DEGREES, 54 MINUTES, 24 SECONDS WEST, A DISTANCE OF 829.73 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE SOUTH 36 DEGREES, 54 MINUTES, 24 SECONDS WEST, A DISTANCE OF 293.90 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THAT PART OF PARCEL 8; THE 150-FOOT WIDE JOINT RIGHT OF WAY OF COMMONWEALTH EDISON COMPANY AND CHICAGO AND ILLINOIS WESTERN RAILROAD IN SECTIONS 28 AND 29, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS DESCRIBED IN DEED RECORDED AS DOCUMENT 13840025 AND DEED RECORDED AS DOCUMENT 13840026, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID PARCEL 8 AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE SOUTH 36 DEGREES, 54 MINUTES, 24 SECONDS WEST ALONG THE NORTH LINE OF SAID PARCEL 8, A DISTANCE OF 288.93 FEET TO A POINT, SAID POINT BEING ON THE NORTH LINE OF 75TH STREET, AS MONUMENTED AND OCCUPIED; THENCE SOUTH 56 DEGREES, 04 MINUTES, 36 SECONDS EAST, A DISTANCE OF 64.09 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 56 DEGREES, 04 MINUTES, 36 SECONDS EAST, A DISTANCE OF 40.55 FEET TO A POINT; THENCE NORTH 36 DEGREES, 54 MINUTES, 24 SECONDS EAST, A DISTANCE OF 362.87 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28, SAID POINT BEING 1156.02 FEET WEST OF THE CENTER OF SAID SECTION 28; THENCE CONTINUING NORTH 36 DEGREES, 54 MINUTES, 24 SECONDS EAST, A DISTANCE OF 755.68 FEET TO A POINT; THENCE NORTH 53 DEGREES, 05 MINUTES, 36 SECONDS WEST, A DISTANCE OF 40.50 FEET TO A POINT; THENCE SOUTH 36 DEGREES, 54 MINUTES, 24 SECONDS WEST, A DISTANCE OF 786.44 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE SOUTH 36 DEGREES, 54 MINUTES, 24 SECONDS WEST, A DISTANCE OF 334.22 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

Exhibit B Permitted Exceptions

1. General taxes not yet due or payable.
2. Covenants, conditions and restrictions of record, private, public and utility easements.
3. Premises are also subject to the Illinois Central Railroad Company, an Illinois corporation ("Illinois Central") its successors and assigns the right for the continued maintenance, repair, replacement and reconstruction of all existing conduits, sewers, drains, water mains, fiber optic cables and/or communications systems, gas lines, electric power lines, wires and other utilities and easements on the premises herein conveyed, whether or not of record, including access thereto. Grantee will not interfere with the rights reserved by Illinois Central or interfere with any facilities used pursuant thereto. There remains on the Premises a non-exclusive roadway easement on, over and across the Premises herein conveyed in order to provide access to Illinois Central's property lying adjacent to abutting the northerly boundary line of the premises herein conveyed. Said easement shall continue for so long as required for Illinois Central's purposes and no installation or the placement of any structure or facility shall interfere with Illinois Central's use of the aforesaid easement. This covenant shall run with the Premises herein conveyed and shall be binding upon the Grantee, its successors, assigns and grantees. (Affects Parcels 4 & 5).
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 as shown on Survey dated June 11, 2013 Job Number 13-5717 executed by Landco, L.P. by Sarko Engineering Inc. (Affects Parcel 1)
5. Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone 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 June 21, 1993 as document no. 93470372, affecting a strip of land 15 feet in width as shown on Exhibit A attached to said instrument.
6. Existing unrecorded leases, if any, and rights of tenants, as tenants only having no options to purchase or rights of first refusal, as disclosed by rent roll attached hereto. (Affects Parcels 1, 2, 3, 4 and 5)
7. Terms, conditions and provisions of grant for Private Roadway Agreement between Commonwealth Edison Company and Aubex Corporation, its successors and/or assigns recorded February 7, 2006 as document number 0603804084.
8. Perpetual right, easement and authority to construct, install, operate, use, maintain, renew, replace, remove or relocate on, over or in property owned by Commonwealth Edison Company on February 9, 1954, situated in County of Cook (Excluding the city of Chicago), with such rights of access to such portions of said property as may be necessary or incidental to exercise of such right, easement and authority,
 - (A) Existing gas facilities,
 - (B) Gas facilities now in the process of construction, and
 - (C) Gas facilities which construction has been or shall be authorized in or before the February 9, 1954 as contained in grant made by Commonwealth Edison Company to Northern Illinois

UNOFFICIAL COPY

Gas Company, a corporation of Illinois in its deed dated and recorded February 9, 1954 as document 15829698 (Book 50143 pages 435 through 486).
(Affects Parcels 4 and 5)

9. There appear of record agreements between the Illinois State Toll Highway Commission and the following public utilities dated and recorded as indicated which relate to the relocation of public utility facilities:
 - (A) The Commonwealth Edison Company, a corporation of Illinois, dated June 2, 1956 and recorded August 14, 1956 as Document 16696447 (Book 53979 pages 469 through 488);
 - (B) Chicago District Pipeline Company, a corporation of Illinois, dated August 15, 1956 and recorded September 13, 1956 as Document 16696445 book 53979 pages 424 through 445).
(Affects Parcels 4 and 5 and other property not now in question)
10. Grant dated July 5, 1946 and recorded July 10, 1946 as document 13840028 (Book 41227 page 458) made by Commonwealth Edison Company, corporation Illinois, to Chicago and Illinois Western Railroad, corporation Illinois, of the perpetual right to enter upon the land for the purpose of constructing, reconstructing, operating and maintaining a railroad at such locations and in such a manner as not to unreasonable interfere with the present or future use of the land by Commonwealth Edison Company. (Affects Parcels 4 and 5 and other property not now in question)
11. Rights of the public and the Illinois State Toll highway Commission in and to a perpetual easement in and to a part of the land for highway purposes, as created by grant recorded July 16, 1958 as Document 17234586 (Book 56270 page 5 through 9) and in grant recorded February 11, 1959 as Document 17454126 (Book 57100 pages 315 through 318).
12. Grant of easement made by the Commonwealth Edison Company and Chicago and Illinois Western Railroad to the Metropolitan Sanitary District of Greater Chicago to construct, reconstruct, repair, maintain and operate an intercepting sewer through the land, recorded August 11, 1966 as Document 19913271, as supplemented by agreement recorded November 25, 1970 as Document 21328153. (Affects Parcels 4 and 5)
13. Easement in favor of the Commonwealth Edison Company to erect and maintain etc., poles, etc., for transmission of electricity, gas mains, etc., on premises on of Chicago & Illinois Western Railroad contained in grant recorded July 10, 1946 as Document 13840028 (Book 41227 page 458). (Affects Parcels 4 and 5 and other property not now in question)
14. Permanent easement for the purpose of constructing support pillars on five (5) separate parcels known as parcel TW-3B-166.3BP parcel TW-3B-163.3CP parcel TW-3B-163.5AP; parcel TW-3B-163.5BP and parcel TW-38.163.5CP under the "mile bridge", as part of the Tri-state Tollway (1-294) widening project over, across and upon the right of way and property of Illinois Central Railroad Company, as shown on "Exhibit A" therein and reservation contained therein, recorded December 13, 1996 as Document 96943321.
(Affects Parcels 4 and 5)
15. Terms, provisions, conditions and limitations contained in Ordinance No. 94-21, a copy of which was recorded October 13, 1994 as Document 94879313, annexing certain territory to the village of Hodgkins Cook County, Illinois. (Affects Parcels 4 and 5).
16. Terms, provision, conditions and limitations contained in revised notice of proposed annexation of territory within Pleasantview Fire Protection District and Hodgkins Library District, a copy of

UNOFFICIAL COPY

which was recorded October 3, 1994 as Document 94853896. (Affects Parcels 4 and 5 and other property not now in question)

17. Covenants, conditions, restrictions and easements set forth in Quit Claim Deed recorded January 24, 2006 as document 0602433101. (Affects Parcels 4 and 5).
18. Covenants, conditions, restrictions and easements set forth in Warranty Deed recorded May 21, 2008 as Document 0814233102. (Affects Parcels 4 and 5).
19. Reservations contained in Deed recorded as Document 13840024 (Book 41228 pages 25 through 51). (Affects Parcel 6).
20. Terms, provisions and conditions relating to the easement described as Parcel 6 contain in the instrument creating such easement.
21. Rights of the adjoining owners to the concurrent use of the easement described as Parcel 6.
22. Encroachments delineated on the survey executed by Landco. L.P. by Sarko Engineering Inc. dated June 11, 2013 Job No: 13-5717:
 - (A) The asphalt drive encroaches a maximum of 94.9 feet Southeast of the Southeast line of Parcel 5 onto adjoining property;
 - (B) The asphalt drive encroaches from 4.5 to 13.5 feet Southwest of the Southwest line of a private roadway easement recorded as Document Number 0603804084; (Affects parcel 6)
 - (C) The asphalt drive encroaches 18.9 to 25.5 feet Northeast of the Northeast line of a private roadway easement recorded as Document Number 0603804084; (Affects Parcel 6)
 - (D) The overhead electric, telephone and cable television lines encroach from 0.0 to 1.2 feet East of the West line of Parcel 1; (Affects Parcel 1)
 - (E) The over head electric and cable television service lines for the adjacent property to the East encroach from 182.6 to 242.2 feet South of the South right of way line of 5th Avenue; (Affects Parcel 1)

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

Frank Klimala, being duly sworn on oath, states that he resides at 777 Lambeth Lane, New Lenox, Illinois 60451, and that the attached Special Warranty Deed to RGC 12131 LLC, an Illinois limited liability company, is not in violation of Section 1 of Act 205, Chapter 765, of the Illinois Compiled Statutes, for one of the following reasons:

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision that does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines that does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility that does not involve any new streets or easements of access;
6. 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;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the large tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

CIRCLE NUMBER ABOVE THAT IS APPLICABLE TO ATTACHED DEED

UNOFFICIAL COPY

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Cook County, Illinois, to accept the attached deed for recording.



FRANK KLIMALA

SUBSCRIBED AND SWORN to before me
this 9th day of October, 2013.



NOTARY PUBLIC



Property of Cook County Clerk's Office