

UNOFFICIAL COPY

40001192 // 11-22
GIT

SPECIAL WARRANTY DEED



This document prepared by:
James M. Vasselli, Esq.
Del Galdo Law Group, LLC
1441 S. Harlem Avenue
Berwyn, Illinois 60402

Doc#: 1333647092 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/02/2013 12:10 PM Pg: 1 of 6

THIS INDENTURE WITNESSETH

That the Grantor, the CITY OF BERWYN,
an Illinois Municipal Corporation, ("Grantor")
for and in consideration of the sum of Ten and
No/100 U.S. Dollars (\$10.00) and for other good
and valuable consideration, the receipt of which
is hereby acknowledged

does hereby REMISE, RELEASE, ALIEN, WARRANT, AND CONVEY unto 6801 West
Cermak, LLC, an Illinois limited liability company, ("Grantee") all of Grantor's interest in the
following described real estate situated in the County of Cook, State of Illinois (the "Property"),
to wit:

ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the Property, together with all improvements located thereon, all
easements, rights, and appurtenances, including Grantor's rights in adjoining streets and rights of
way, if any.

SUBJECT TO: the right of reversion set forth on EXHIBIT B, attached hereto, covenants,
conditions, and restrictions of record, general real estate taxes not due and payable as of the date
hereof, and building lines and easements;

FURTHER, the Property may not be used for any of the following uses: (i) any fire sale,
bankruptcy sale (unless pursuant to a court order), or auction house operation; or (ii) any type of
"flea-market" sales; or (iii) any pool or billiard room, provided, however, the Property may be
used as a restaurant/bar, a portion of which is used for a pool or billiard room; or (iv) any
amusement arcade or game center, provided, however, the Property may be used as a
restaurant/bar, a portion of which is used for video poker and/or amusement games; or (v) any
massage parlor, modeling studio, tanning salon, or establishment where men or women are
engaged in salacious activities or any type of establishment that would be considered a sexually
oriented business by prevailing community standards; or (vi) any business engaged in the rental
or sale of pornographic literature or video products; or (vii) barber or beauty shops (including
nail salons); or (viii) tobacco shops; or (ix) pawn shops; or (x) video stores; or (xi) personal and
business credit institutions, bond and mortgage companies, mortgage brokers, mortgage bankers,

UNOFFICIAL COPY

loan companies, loan agents and correspondents, loan brokers, securities and commodities brokers and dealers, insurance carriers, insurance agents and brokers; or (xii) currency exchanges, check cashing agencies, payday loan stores, or such similar stores. These restrictions shall run with the land and shall be enforceable by the Grantor, and its successors and assigns. In the event of a violation of these restrictions, Grantor may seek injunctive relief, in addition to any other equitable or legal remedies a court of competent jurisdiction may deem appropriate.

GRANTOR CONVEYS THE PROPERTY "AS-IS", "WHERE-IS", AND WITH ALL FAULTS, AND DISCLAIMS ALL EXPRESS WARRANTIES, OTHER THAN THE WARRANTY OF TITLE CONTAINED HEREIN, ALL STATUTORY WARRANTIES, AND ALL IMPLIED WARRANTIES, WITH RESPECT TO THE PROPERTY, AND AS TO ANY IMPROVEMENTS ON THE PROPERTY, DISCLAIMS ALL WARRANTIES OF HABITABILITY, SUITABILITY, MERCHANTABILITY, TENANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE OR USE.

THIS IS NOT HOMESTEAD PROPERTY.

AND GRANTOR hereby binds itself and its successors to warrant and defend the title against the acts of Grantor and no other, subject to the matters set forth above.

Name and Address of Taxpayer:

6801 West Cermak, LLC
6801 West Cermak Road
Berwyn, Illinois 60402

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

UNOFFICIAL COPY

DATED this 18 day of NOVEMBER, 2013

THE CITY OF BERWYN



By: [Signature]

Its: Mayor

(SEAL) _____ (SEAL)

THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH A OF THE BERWYN CITY
CODE SEC. 888.08 AS A REAL ESTATE
TRANSACTION
DATE 11/19/13 TELLER [Signature]

Property of Cook County Clerk's Office

11/21/2013	REAL ESTATE TRANSFER		
\$0.00	COOK		
\$0.00	ILLINOIS		
\$0.00	TOTAL:		
16-30-104-003-0000 20131101604601 R9XPGN			

UNOFFICIAL COPY

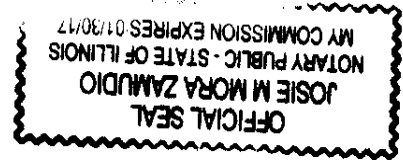
STATE OF ILLINOIS
County of Cook

I, the undersigned, a notary public in and for said county, in the state aforesaid, DO HEREBY CERTIFY THAT Robert J. Loreto, as Mayor of the City of Berwyn, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me and the additional witness this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for and on behalf of the City of Berwyn and pursuant to authority duly granted to him, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 18 day of November, 2013

Josie M. Mora Zamudio
Notary Public

My commission expires on January 30, 2017.



Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

PARCEL 1:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 21, 22, 51 AND THE NORTH ½ OF LOT 50 IN OAK PARK AVENUE AND 22ND STREET SUBDIVISION OF THAT PART OF LOT 3 IN THE PARTITION OF THE WEST 51.49 ACRES OF THE WEST ½ OF THE NORTHEAST ¼ AND THE EAST 41 ACRES OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF RIVERSIDE PARKWAY, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE VACATED 16 FOOT WIDE EAST/WEST PUBLIC ALLEY ADJOINING THE SOUTH LINE OF LOTS 1 THROUGH 10, AND THE NORTH/SOUTH PUBLIC ALLEY ADJOINING THE EAST LINE OF LOT 51 AND THE NORTH ½ OF LOT 50 IN OAK PARK AVENUE AND 22ND STREET SUBDIVISION AFORESAID, AS VACATED BY THE CITY OF BERWYN ORDINANCE NO. 09-33 RECORDED NOBEMBER 5, 2009 AS DOCUMENT NO. 0930944034, IN COOK COUNTY, ILLINOIS.

PINS:

16-30-104-003-0000
16-30-104-004-0000
16-30-104-005-0000
16-30-104-006-0000
16-30-104-007-0000
16-30-104-008-0000
16-30-104-009-0000
16-30-104-023-0000
16-30-104-024-0000
16-30-104-042-0000
16-30-104-043-0000

6801 W. Cermak Rd. Berwyn, IL

UNOFFICIAL COPY

EXHIBIT B

Title to the Property shall revert to the Grantor, or its successors, for its sole use and benefit without compensation to the Grantee (or its successors or assigns) if the Grantee fails to receive a certificate of occupancy for the Intended Use in accordance with the Timeline and such delay is not caused as a result of any action or inaction of the Grantor or Force Majeure; provided however, that such reversion shall not occur until after written notice and the expiration of the cure period as set forth in the Agreement. After the Developer opens the Intended Use, which opening shall be within thirty (30) calendar days after the Substantiated Completion Date, this provision shall be deemed null and void. The City Lien shall be subordinate to the Developer's mortgage securing financing for the completion of the Renovation Project.

All capitalized terms used but not defined herein shall be given the meaning ascribed to such term in that certain Redevelopment and Land Acquisition Agreement by and between the City of Berwyn and 6801 West Cermak, LLC entered into as of April 11, 2013. A true and accurate copy of the Agreement shall remain on file in the Office of the City Clerk, City of Berwyn, Illinois.