

UNOFFICIAL COPY

Special Warranty Deed



Doc#: 1335713044 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/23/2013 01:31 PM Pg: 1 of 3

THE GRANTOR, United Central Bank, a Texas state bank, of 955 West 175th, Homewood, Illinois 60430, for and in consideration of Ten and No/100ths Dollars (\$10.00), in hand paid, by these presents does GRANT, BARGAIN SELL AND CONVEY unto the Grantee, **Speedway LLC**, an Illinois limited liability company, 539 South Main Street, Findlay, OH 45840 that certain real estate situated in the County of Cook, State of Illinois, and legally described as follows:

LOT 5 IN O'HARE NORTH WEST OFFICE PARK SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 09-32-101-018-0000

COMMONLY KNOWN AS: 911 E. TOUHY AVENUE, DES PLAINES, ILLINOIS 60018

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and all of 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,

The Grantor, for itself and its successors, does covenant, promise and agree, to, and with the Grantee, and its successors and assigns, that Grantor 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 Grantor WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming or to claim the same, by, through or under the Grantor, but none other.

SUBJECT TO the Permitted Exceptions set forth on Exhibit A hereto, general taxes for 2013 and subsequent years; Grantee's mortgage or trust deed, if any; and acts done or suffered through Grantee.

[signatures appear on the following page]

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents this 16th day of December, 2013.

UNITED CENTRAL BANK, a Texas state bank

By: Mario Martinez
Mario Martinez, Vice President of the ORE Special Assets Group of United Central Bank

STATE OF ~~TEXAS~~)
 ~~DAVIS~~) SS.
COUNTY OF ~~COOK~~)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mario Martinez, personally known to me to be the Vice President of the ORE Special Assets Group of United Central Bank, a Texas state bank, and to be the same individual whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

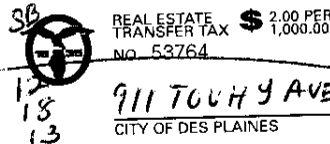
Given under my hand and official seal this 16th day of December, 2013.

Carol Gilstrap
Notary Public
Commission expires: 10-20-2016



This Instrument Prepared by:
Elizabeth O'Brien
Stahl Cowen Crowley Addis LLC
55 W. Monroe, Ste. 1200
Chicago, IL 60603



After Recording Mail to:
Speedway LLC
c/o Real Estate Dept Room 1604
539 South Main Street
Findlay, OH 45840



Send Subsequent Tax Bills to:
Speedway LLC
c/o Tax Dept
539 South Main Street
Findlay, OH 45840

REAL ESTATE TRANSFER		12/20/2013
	COOK	\$250.00
	ILLINOIS:	\$500.00
TOTAL:		\$750.00

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EXHIBIT A

PERMITTED EXCEPTIONS

1. A 10 foot water main easement over the Northerly part of the land as contained in Document filed as LR253080 and as shown on the plat of subdivision filed as LR2906322.
2. Reciprocal Easement Agreement made by and between LaSalle National Bank, as Trustee under Trust Agreement dated September 12, 1973 and known as Trust Number 46595, LaSalle National Bank, as Trustee under Trust Agreement dated February 23, 1970 and known as Trust Number 40214 and Exchange National Bank, as Trustee under Trust Agreement dated September 1, 1975 and known as Trust Number 30368 granting an easement for the non-exclusive right of pedestrian and vehicular traffic over, across and upon all streets, roads, alleys and ways, parking, etc., recorded March 29, 1976 as Document 23432344 and as shown on Plat of O'Hare Northwest Office Park Subdivision filed November 17, 1976 as Document 2906332, and the terms, provisions and conditions contained therein.