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1336146062

Doc#: 1336146062 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/27/2013 04:16 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

After recording mail to:

Gregory J. Tallon
Gregory J. Tallon Law Corporation
201 Portage Avenue
Suite 2200
Winnipeg, Manitoba R3B 3L3

THE GRANTOR, OAK LAWN PARTNERS, L.L.C., an Illinois limited liability company, of 5101 Darmstadt Road, Suite A, Village of Hillside, County of Cook, State of Illinois 60162, for and in consideration of Ten and No/100 Dollars (\$10.00), in hand paid, by these presents does GRANT, BARGAIN, SALE, REMISE, RELEASE, ALIEN AND CONVEY unto **THE GRANTEE, REALTY INCOME ILLINOIS PROPERTIES 2, LLC, a Delaware limited liability company**, whose address is c/o Realty Income Corporation, 600 La Terraza Boulevard, Escondido, CA 92025, the Real Estate situated in the County of DuPage, State of Illinois, legally described as follows:

See attached Exhibit A

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, TO HAVE AND TO HOLD said premises forever. And the Grantor, for itself, and its successors, does covenant, promise and agree, to, and with the Grantee, its heirs, 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 it 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: General real estate taxes for 2013 and subsequent years, in each case, not yet delinquent, covenants, conditions, restrictions, easements, rights of way and other matters of record, applicable zoning, land use, and similar laws and regulations, and any and all matters which would be disclosed by an accurate survey of the real estate.

Common Address: **10933 South Central Avenue, Oak Lawn, IL 60453**

P.I.N.: **24-16-300-009-0000**
24-16-300-056-0000
24-16-300-076-0000

REAL ESTATE TRANSFER		2/27/2013
	COOK	\$739.75
	ILLINOIS:	\$1,479.50
	TOTAL:	\$2,219.25

24-16-300-009-0000 | 20131201604959 | L45RY2

DATED this 20th day of December, 2013.

NCB-631917ILY
1 of 2

OAK LAWN PARTNERS, LLC,
an Illinois limited liability company

By: **BP CAPITAL MANAGEMENT, L.L.C.,**
an Illinois limited liability company, its Manager

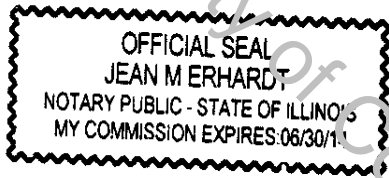
By:
Daniel Kirk, its Chief Financial Officer

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STATE OF ILLINOIS)
) SS.
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Daniel Kirk, Chief Financial Officer of BP Capital Management, LLC, an Illinois limited liability company, Manager of OAK LAWN PARTNERS, LLC, an Illinois limited liability company, 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 20th day of December, 2013.



Jean M. Erhardt
Notary Public
Commission expires: June 30, 2014

This instrument was prepared by:
Kenneth W. Clingen
Clingen Callow & McLean, LLC
2100 Manchester Road, Suite 1750
Wheaton, Illinois 60187

Send Subsequent Tax Bills to:
Realty Income Illinois Properties 2, LLC
c/o Realty Income Corporation
600 La Terraza Boulevard,
Escondido, CA 92025

Village of Oak Lawn Real Estate Transfer Tax \$1000 00836

Village of Oak Lawn Real Estate Transfer Tax \$1000 00837

Village of Oak Lawn Real Estate Transfer Tax \$200 01229

Village of Oak Lawn Real Estate Transfer Tax \$200 01228

Village of Oak Lawn Real Estate Transfer Tax \$5000 00149

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EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1: A TRACT OF LAND COMPRISING PART OF LOT 13 IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT OF LAND BEING ALL THAT PART OF SAID LOT 13 AS LIES WITHIN THE FOLLOWING DESCRIBED TRACT:

THE NORTH 190 FEET OF THE SOUTH 869 FEET OF THE EAST 250 FEET OF THE WEST 330 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 16, IN COOK COUNTY, ILLINOIS

PARCEL 2: A TRACT OF LAND COMPRISING PART OF LOT 13 OF SCHOOL TRUSTEE SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT OF LAND BEING ALL THAT PART OF SAID LOT 13 AS LIES WITHIN THE FOLLOWING DESCRIBED TRACT:

THE NORTH 50 FEET OF THE SOUTH 919 FEET OF THE EAST 140 FEET OF THE WEST 220 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 16, IN COOK COUNTY, ILLINOIS

PARCEL 3: A TRACT OF LAND COMPRISING PART OF LOT 13 IN SCHOOL TRUSTEE SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT OF LAND BEING ALL THAT PART OF SAID LOT 13 AS LIES WITHIN THE FOLLOWING DESCRIBED TRACT:

THE NORTH 440 FEET OF THE SOUTH 1119 OF THE EAST 30 FEET OF THE WEST 80 FEET OF THE SOUTHWEST 1/4 OF SECTION SAID 16, IN COOK COUNTY ILLINOIS

COMMON ADDRESS: 10933 South Central Avenue, Oak Lawn, Illinois 60453

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