

UNOFFICIAL COPY



1406616097

Doc#: 1406616097 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/07/2014 03:43 PM Pg: 1 of 7

Property of Cook County Clerk's Office

SPECIAL WARRANTY DEED

UNOFFICIAL COPY

Instrument was prepared by
and should be returned to:

R. Kemnitz
Walgreen Co.
104 Wilmot Road, MS 1420
Deerfield, Illinois 60015

VILLAGE OF BERKELEY
ALL FEES PAID
CERTIFICATE OF COMPLIANCE

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made to be effective as of the 6 day of March, 2014, by and between WALGREEN CO., an Illinois corporation, whose mailing address is 104 Wilmot Road, MS 1420, Deerfield, Illinois 60015 (hereinafter referred to as the "Grantor"), and URANUS HOLDINGS, LLC, an Illinois limited liability company, whose mailing address is 5750 McDermott Drive, Berkeley, Illinois 60163 and whose Federal Tax Identification Number is 46-4888881 (hereinafter referred to as the "Grantee").

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered to execute and deliver this deed and that Grantor has full corporate capacity to convey the real estate described herein.

WITNESSETH.

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Cook County, Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to all exceptions raised on that certain Title Commitment prepared by Chicago Title Insurance Company, Commitment No. 1401 008936072

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

The Grantor does hereby covenant that it is lawfully seized of the Improvements in fee simple, and it warrants that it will defend the same against the lawful claims of all persons

8936072 2256 104

Berkeley, IL # 00002-W

UNOFFICIAL COPY

whomsoever claiming by, through or under the Grantor but against none other, subject to those matters listed on that certain Title Commitment prepared by Chicago Title Insurance Company, Commitment No. 1401 008936072

This conveyance is made subject to the following deed restriction: No portion of the land described on Exhibit "A" attached hereto shall be used for the operation of a drug store or a so-called prescription pharmacy or prescription ordering, processing or delivery facility, whether or not a pharmacist is present at such facility, or for any other purpose requiring a qualified pharmacist or other person authorized by law to dispense medicinal drugs, directly or indirectly, for a fee or remuneration of any kind. The foregoing restriction shall not apply to Grantor or any of Grantor's affiliates in the event that Grantor or any of its affiliates becomes a licensee, tenant or owner of said land described herein.

REAL ESTATE TRANSFER 03/06/2014



| | |
|------------------|-------------|
| COOK | \$3,750.00 |
| ILLINOIS: | \$7,500.00 |
| TOTAL: | \$11,250.00 |

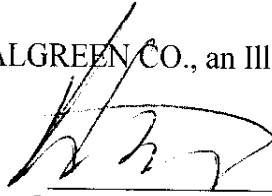
15-08-100-014-0000 | 20140301600680 | 3XZ9WA


UNOFFICIAL COPY


IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

WALGREEN CO., an Illinois corporation

By: 
Its: Director RE-LAW

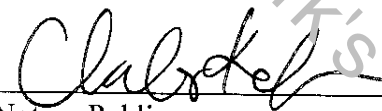

Name: Barbara J. Francart


Name: Daxa P. Purkait

STATE OF ILLINOIS

COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 4 day of March, 2014, by Richard N. Streifel, as Director RE-LAW of Walgreen Co., an Illinois corporation, on behalf of the corporation as Director RE-LAW Walgreen Co., an Illinois corporation, on behalf of the corporation. He is personally known to me.


Notary Public



Charles Kaufman
(Type, Print or Stamp Name)

My Commission Expires: 9/22/16

UNOFFICIAL COPY

5300 St. Charles Road
Berkeley, Illinois
WAG # 00002-W

60163

EXHIBIT "A"**LEGAL DESCRIPTION****PARCEL 1:**

THAT PART LYING NORTH OF THE CHICAGO AND ST. CHARLES ROAD OF THE NORTHWEST 1/4 OF THE NORTHWEST FRACTIONAL 1/4 NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTH LINE OF SAID NORTHWEST FRACTIONAL 1/4 OF SAID SECTION 8, WHICH IS 63.00 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHWEST FRACTIONAL 1/4; THENCE EAST ALONG SAID NORTH LINE OF THE NORTHWEST FRACTIONAL 1/4 OF SAID SECTION 8 FOR A DISTANCE OF 765.00 FEET TO A POINT; THENCE SOUTH, ON A LINE WHICH IS PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF NORTHWEST FRACTIONAL 1/4 FOR A DISTANCE OF 1208.36 FEET TO THE POINT OF INTERSECTION OF SAID LINE WITH THE NORTHERLY LINE OF THE CHICAGO AND ST. CHARLES ROAD AS ORIGINALLY LAID OUT; THENCE NORTHWESTERLY ALONG THE NORTHERLY BOUNDARY LINE OF SAID CHICAGO AND ST. CHARLES ROAD, AS ORIGINALLY LAID OUT, FOR A DISTANCE OF 795.62 FEET TO A POINT WHICH IS 33.02 FEET EAST OF THE WESTERN BOUNDARY LINE OF SAID NORTHWEST FRACTIONAL 1/4, MEASURED ALONG THE NORTHERN BOUNDARY LINE OF SAID ROAD; THENCE NORTH 334.82 FEET IN A STRAIGHT LINE TO A POINT 33 FEET EAST OF THE SAID WEST LINE OF SAID NORTHWEST FRACTIONAL 1/4, MEASURED AT RIGHT ANGLES; THENCE EAST 30 FEET PARALLEL WITH THE NORTH LINE OF THE NORTHWEST FRACTIONAL 1/4 TO A POINT; THENCE NORTH IN A STRAIGHT LINE 350.00 FEET TO THE PLACE OF BEGINNING; (EXCEPTING FROM SAID TRACT OF LAND THAT PART THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTH LINE OF SAID NORTHWEST FRACTIONAL 1/4 OF SAID SECTION 8, WHICH IS 63.0 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHWEST FRACTIONAL 1/4; THENCE EAST ALONG SAID NORTH LINE OF THE NORTHWEST FRACTIONAL 1/4 OF SAID SECTION 8 FOR A DISTANCE OF 765.0 FEET TO A POINT; THENCE SOUTH ON A LINE WHICH IS PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF NORTHWEST FRACTIONAL 1/4 FOR A DISTANCE OF 635.59 FEET TO A POINT; THENCE WEST 764.95 FEET TO A POINT IN A LINE 63.0 FEET EAST OF THE SAID WEST LINE OF SAID NORTHWEST FRACTIONAL 1/4, SAID POINT BEING 643.73 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH ALONG SAID LINE 643.73 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 8, LYING NORTH OF ST. CHARLES ROAD, IN TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID FRACTIONAL SECTION 8; THENCE ON AN ASSUMED BEARING OF NORTH 88 DEGREES 25 MINUTES 53 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID FRACTIONAL SECTION 8, A DISTANCE OF 63.00 FEET TO A POINT 63.00 FEET NORMALLY DISTANT EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID FRACTIONAL SECTION 8, BEING ALSO THE EAST RIGHT OF WAY LINE OF WOLF ROAD RECORDED SEPTEMBER 4, 2002 AS DOCUMENT NUMBER 0020988200; THENCE SOUTH 1 DEGREE 34 MINUTES 47 SECONDS EAST ALONG A LINE 63.00

CONTINUED ON NEXT PAGE

UNOFFICIAL COPY

5300 St. Charles Road
Berkeley, Illinois
WAG # 00002-W

FEET NORMALLY DISTANT EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID FRACTIONAL SECTION 8, BEING ALSO THE EAST RIGHT OF WAY LINE OF WOLF ROAD, A DISTANCE OF 849.98 FEET (850 FEET, RECORDED) TO AN ANGLE POINT ON SAID RIGHT OF WAY OF LINE; THENCE SOUTH 88 DEGREES 26 MINUTES 59 SECONDS WEST ALONG SAID RIGHT OF WAY LINE BEING PARALLEL WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID FRACTIONAL SECTION 8, A DISTANCE OF 30.00 FEET TO A POINT 33.00 FEET NORMALLY DISTANT EAST OF THE WEST LINE OF THE NORTHWEST 1/4 OF SAID FRACTIONAL SECTION 8, BEING ALSO THE EAST RIGHT OF WAY LINE OF WOLF ROAD; THENCE SOUTH 1 DEGREES 34 MINUTES 47 SECONDS EAST ALONG A LINE 33.00 FEET NORMALLY DISTANT EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID FRACTIONAL SECTION 8, BEING ALSO THE EAST RIGHT OF WAY LINE OF WOLF ROAD, A DISTANCE OF 103.33 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 27 MINUTES 36 SECONDS EAST, A DISTANCE OF 16.83 FEET; THENCE SOUTH 2 DEGREES 32 MINUTES 24 SECONDS EAST, A DISTANCE OF 116.01 FEET; THENCE SOUTH 37 DEGREES 00 MINUTES 01 SECONDS EAST, A DISTANCE OF 61.80 FEET TO THE NORTH RIGHT OF WAY LINE OF ST. CHARLES ROAD RECORDED AUGUST 17, 1932 AS DOCUMENT 11129623; THENCE SOUTH 0 DEGREES 08 MINUTES 36 SECONDS WEST, A DISTANCE OF 17.00 FEET TO THE NORTHERLY LINE OF ST. CHARLES ROAD, AS ORIGINALLY LAID OUT; THENCE NORTH 89 DEGREES 51 MINUTES 24 SECONDS WEST ALONG THE SAID NORTHERLY LINE OF ST. CHARLES ROAD, AS ORIGINALLY LAID OUT, A DISTANCE OF 53.10 FEET TO A POINT 33.00 FEET NORMALLY DISTANT EAST OF THE WEST LINE OF THE NORTHWEST 1/4 OF SAID FRACTIONAL SECTION 8, BEING ALSO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST RIGHT OF WAY LINE OF WOLF ROAD; THENCE NORTH 1 DEGREES 34 MINUTES 47 SECONDS WEST ALONG A LINE 33.00 FEET NORMALLY DISTANT EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID FRACTIONAL SECTION 8, BEING ALSO THE EAST RIGHT OF WAY LINE OF WOLF ROAD AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 181.49 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART LYING NORTH OF THE CHICAGO AND ST. CHARLES ROAD OF THE NORTHWEST 1/4 OF THE NORTHWEST FRACTIONAL 1/4 NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 8; THENCE EAST ON AN ASSUMED BEARING OF NORTH 88 DEGREES 29 MINUTES 53 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 8, A DISTANCE OF 313.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EAST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 8, A DISTANCE OF 513.59 FEET; THENCE SOUTH 01 DEGREES 34 MINUTES 47 SECONDS EAST ALONG A LINE 828.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 8, A DISTANCE OF 638.95 FEET; THENCE SOUTH 87 DEGREES 51 MINUTES 12 SECONDS WEST A DISTANCE OF 784.85 FEET TO A POINT ON A LINE 63.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 8 AND 643.78 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 8; THENCE NORTH 01 DEGREES 34 MINUTES 47 SECONDS WEST ALONG A LINE 63.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 8, A DISTANCE OF 524.43 FEET; THENCE NORTH 88 DEGREES 12 MINUTES 05 SECONDS EAST, A DISTANCE OF 280.00 FEET TO A POINT 313.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 8; THENCE NORTH 01 DEGREES 34 MINUTES 47 SECONDS ALONG A LINE 313.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 8, A DISTANCE OF 118.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS
COUNTY OF COOK } SS.

SHARI L. GROSS, being duly sworn on oath, states that
she is employed at 10 S. LaSalle, Chicago, IL
resides at 10 S. LaSalle, Chicago, IL. That the
attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. 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.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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

Shari L. Gross

SUBSCRIBED and SWORN to before me

this 6 day of MARCH, 2014.
Susan M. Marchewski

Notary Public

