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1310 - 54059

SPECIAL WARRANTY DEED



Doc#: 1408045036 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/21/2014 12:18 PM Pg: 1 of 6

This instrument was prepared by:

Michael J. Weicher, Esq.
Weicher Law Offices, P.C.
1010 Lake St., Suite 428
Oak Park, IL 60301

This Deed, made as of the 7th day of March, 2014, between **ZORAN BERIC**, of 525 Randy Road, Carol Stream, IL 60188, party of the first part, and **SD DIRECT PROPERTIES, LLC.**, an Illinois Corporation, of 775 Dillon Drive, Wood Dale, IL, 60191, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and its successors, FOREVER, all the real estate legally described on Exhibit A attached hereto and made a part hereof, situated in the County of Cook and State of Illinois and subject to those title exceptions enumerated on Exhibit B attached hereto and made a part hereof, to wit:

PERMANENT INDEX NUMBER: 08-27-200-046-0000

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

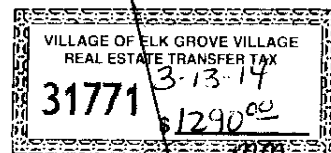
COMMONLY KNOWN AS: 355 Crossen Ave, Elk Grove Village, Illinois 60007

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, 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 the party of the second part, forever IN FEE SIMPLE.

And the party of the first part, for itself, and its successors, does covenant, promise and agree to and with the party of the second part, and successors, 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 FOREVER DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, but not otherwise, subject only to those matters described on Exhibit B attached hereto and made a part hereof by this reference.

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302



REAL ESTATE TRANSFER 03/21/2014

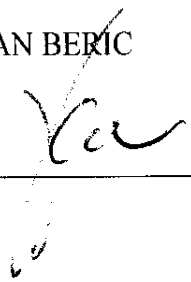


COOK \$215.00
ILLINOIS: \$430.00
TOTAL: \$645.00

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IN WITNESS WHEREOF, said party of the first part has caused this Special Warranty Deed to be executed in its name to be signed to these presents by its authorized representative, the day and year first above written.

ZORAN BERIC



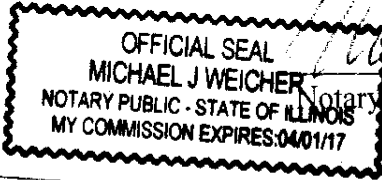
After Recording Mail to: Kevin Nieland
The Law Offices of Liston and Tsantilis, P.C.
333 N. LaSalle St., 28th Floor
Chicago, IL 60602

Forward Future Tax Bills to: SD Direct Properties, LLC
355 Crossen Ave
Elk Grove Village, Illinois 60007

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Michael J. Weicher, a Notary Public in and for said County in the State aforesaid, do hereby certify that ZORAN BERIC, personally known to me to be the same person whose name is subscribed to the foregoing Deed, appeared before me this day in person and acknowledged that he signed and delivered such Deed as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 7th day of March, 2014.

 Michael J. Weicher
Notary Public

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EXHIBIT A

LEGAL DESCRIPTION

LOT 218 IN HIGGINS INDUSTRIAL PARK UNIT 153, BEING A RESUBDIVISION OF LOT 201 IN HIGGINS INDUSTRIAL PARK UNIT NUMBER 142, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 08-27-200-046-0000

COMMONLY KNOWN AS: 355 Crossen Ave, Elk Grove Village, Illinois 60007

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EXHIBIT B

1. General real estate taxes not due or payable; and
2. Schedule B Exceptions 8 – 20 as stated on Title Commitment Dated February 19, 2014, from Prairie Title as Policy Issuing Agent of Chicago Title Insurance Company, Commitment No. 1310-54059, , which state as follows:
 8. BUILDING LINE AS SHOWN ON PLAT OF SAID SUBDIVISION RECORDED JULY 25, 1974 AS DOCUMENT 22793864 OVER THE WEST 25 FEET OF THE LAND.
 9. VIOLATION OF BUILDING LOCATED IN THE LAND OVER THE BUILDING LINE ON THE NORTH AS CONTAINED IN INSTRUMENT RECORDED AS DOCUMENT 23311062.
RESTRICTION ENDORSEMENT APPROVED FOR BOTH OWNER AND LOAN POLICIES.
 10. EASEMENT FOR UNDERGROUND PUBLIC UTILITIES, SEWER, WATER AND DRAINAGE PURPOSES AS SHOWN ON PLAT OF RESUBDIVISION RECORDED JULY 25, 1974 AS DOCUMENT 22793864 OVER THE WEST 25 FEET OF LAND.
 11. EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE AS SHOWN ON PLAT OF RESUBDIVISION RECORDED JULY 25, 1974 AS DOCUMENT 22793864 OVER THE EAST 20 FEET OF LAND.
 12. EASEMENT OVER THE WEST 25 FEET AND THE EAST 20 FEET OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED JULY 25, 1974 AS DOCUMENT 22793864.
 13. EASEMENT OVER THE WEST 25 FEET AND EAST 20 FEET OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH THE RIGHT TO OVERHANG AERIAL SERVICE WIRES AND THE RIGHT OF ACCESS TO SUCH WIRES, AS CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY AND THEIR

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RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED JULY 25, 1974 AS DOCUMENT 22793864.

14. EASEMENT FOR UNDERGROUND PUBLIC UTILITIES, SEWER, WATER AND DRAINAGE PURPOSES AS SHOWN ON PLAT OF HIGGINS INDUSTRIAL PARK UNIT NUMBER 142 RECORDED JULY 5, 1974 AS DOCUMENT 22773930 ALONG THE WEST 25 FEET OF LAND.

15. EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES AS SHOWN ON PLAT OF THE PLAT OF HIGGINS INDUSTRIAL PARK UNIT NUMBER 142 RECORDED JULY 5, 1974 AS DOCUMENT 22773930 ALONG THE EAST 20 FEET OF LAND.

16. EASEMENT OVER THE WEST 25 FEET AND EAST 20 FEET OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED JULY 5, 1974 AS DOCUMENT 22773930.

17. EASEMENT OVER THE WEST 25 FEET AND EAST 20 FEET OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH THE RIGHT TO OVERHANG AERIAL SERVICE WIRES AND THE RIGHT OF ACCESS TO SUCH WIRES, AS CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED JULY 5, 1974 AS DOCUMENT 22773930.

18. COVENANTS, CONDITIONS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS) CONTAINED IN DEED FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 20, 1968 AND KNOWN AS TRUST NUMBER 51886 TO

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KEITH A. WERNER AND MARIA C. WERNER, HIS WIFE, DATED NOVEMBER 17, 1975 AS DOCUMENT 23311062 RELATING TO THE LOCATION OF BUILDING TO BE ERECTED ON THE LAND, LOADING DOCS, OFF-STREET PARKING FACILITIES, CONSTRUCTION, LANDSCAPING, HEIGHT OF STRUCTURES, RIGHTS OF WAY AND EASEMENT, STORAGE YARDS, SANITATION, AND SIGHT LINES.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.

19. BUILDING LINE 25 FEET FROM THE STREET, 10 FEET FROM THE SIDE BOUNDARY LINES AND 15 FEET FROM THE REAR BOUNDARY LINE, AS CONTAINED IN THE DEED FROM CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 20, 1968 AND KNOWN AS TRUST NUMBER 51886 TO KEITH A. WERNER AND MARIA C. WERNER, HIS WIFE DATED NOVEMBER 17, 1975 AND RECORDED DECEMBER 2, 1975 AS DOCUMENT 23311062.

20. RIGHTS OF WAY AND EASEMENTS FOR THE PURPOSE OF INSTALLING, MAINTAINING AND OPERATING UTILITY SERVICES OVER, ACROSS, UNDER AND THROUGH THE LAND IN THE DESIGNATED SET BACK AREAS BETWEEN THE BUILDING LINES AND THE PROPERTY LINES, AS RESERVED IN THE DEED FROM CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 20, 1968 AND KNOWN AS TRUST NUMBER 51886 TO KEITH A. WERNER AND MARIA C. WERNER, HIS WIFE DATED NOVEMBER 17, 1975 AND RECORDED DECEMBER 2, 1975 AS DOCUMENT 23311062.