

# UNOFFICIAL COPY



Doc#: 1414242155 Fee: \$56.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/22/2014 01:49 PM Pg: 1 of 10

①

2014/4927/8931757

## SPECIAL WARRANTY DEED Statutory - Illinois

### THE GRANTOR

**La Grange Estates, LLC**, an Illinois limited liability company ("Grantor"), of 222 E. Roosevelt Road, City of Wheaton, County of DuPage, in the State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) unto **LA GRANGE PARTNERS MHC LLC**, an Illinois limited liability company, of 600 W. 22<sup>nd</sup> Street, Oak Brook, Illinois 60523, the following described real property together with all improvements and fixtures located thereon situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A, attached hereto.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its 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 the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the following:

General real estate taxes not due and payable at time of closing; special assessments confirmed after this Contract date; and all exceptions identified in Exhibit B attached hereto and made a part hereof.

Permanent Real Estate Index Number(s): 18-20-201-010-0000  
18-20-201-011-0000

Address(es) of Real Estate: 10903 Joilet Road, LaGrange, Illinois 60525  
COUNTRY SIDE

Y  
D  
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V  
AT 10

2014 323-CT

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IN WITNESS WHEREOF, the Grantor has caused these presents to be signed by its Member this 8<sup>th</sup> day of May 2014.

**LA GRANGE ESTATES, LLC,**  
an Illinois limited liability company

By: **ASPEN EQUITY PARTNERS,LLC,**  
an Illinois limited liability company

Its: **Manager**

By: *Mark Tucker, Manager*  
**Mark Tucker, Manager**

**REAL ESTATE TRANSFER** 05/09/2014



**COOK** \$3,225.00  
**ILLINOIS:** \$6,450.00  
**TOTAL:** \$9,675.00

18-20-201-010-0000 | 20140501601968 | 9NYF112

Property of Cook County Clerk's Office

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State of Illinois        )  
                              )        ss.  
County of DuPage      )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **MARK D. TUCKER**, the Manager of Aspen Equity Partners, LLC, an Illinois limited liability company, the Manager of **LA GRANGE ESTATES LLC**, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company in his capacity as a Manager, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 8 day of May, 2014.



*Tamara Freee*  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires: \_\_\_\_\_

This instrument was prepared by:

Kevin M. Carrara  
RATHJE & WOODWARD, LLC  
300 E. Roosevelt Road, Suite 300  
Wheaton, IL 60187

Mail to:

Clapp Ferrucci  
Attention: Sean M. Clapp  
8766 South Street, Suite 220  
Fishers, Indiana 46038

Send Subsequent Tax Bills to:

LAGRANGE PARTNERS MHC LLC  
Attn: Michael Callaghan  
600 W. 22<sup>nd</sup> Street, Suite 103  
Oak Brook, Illinois 60523

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## EXHIBIT "A" LEGAL DESCRIPTION

THAT PART LYING SOUTH OF THE CENTER LINE OF JOLIET ROAD OF THE EAST 519.32 FEET (EXCEPT THE SOUTH 1,142.75 FEET THEREOF) AND (EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF JOLIET ROAD AND THE EAST LINE OF SAID SECTION 20, THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 20, BEING ALSO THE WEST LINE OF BRAINARD AVENUE, 249.10 FEET, THENCE WEST OF A LINE FORMING AN ANGLE OF 89 DEGREES 20 MINUTES (MEASURED FROM NORTH TO WEST) A DISTANCE OF 60.32 FEET, THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 104 DEGREES 28 MINUTES (MEASURED FROM EAST TO NORTH) WITH THE LAST DESCRIBED COURSE A DISTANCE OF 194.47 FEET TO THE CENTER LINE OF JOLIET ROAD (ROUTE NO. 66); THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID JOLIET ROAD, 122.10 FEET TO THE PLACE OF BEGINNING)

OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 10903 Joliet Road, LaGrange, Illinois

P.I.N.: 18-20-201-010-0000  
18-20-201-011-0000

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## EXHIBIT "B"

### THE PERMITTED EXCEPTIONS

COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_

COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_

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## CHICAGO TITLE INSURANCE COMPANY

### OWNER'S POLICY (2006)

#### SCHEDULE B

POLICY NUMBER: 1410-008931957-UL

Property of Cook County Clerk's Office

**BF** 7. ALL GENERAL REAL ESTATE TAXES FOR THE 2ND INSTALLMENT OF 2013 TAXES AND SUBSEQUENT YEARS.

PERMANENT TAX NUMBERS 18-20-201-010-0000 AND 18-20-201-011-0000

**BI** 8. SECURITY INTEREST OF GENERAL ELECTRIC CAPITAL CORPORATION, SECURED PARTY, IN CERTAIN DESCRIBED CHATTELS ON THE LAND, AS DISCLOSED BY FINANCING STATEMENT NAMING LAGRANGE PARTNERS MHC LLC AS DEBTOR AND RECORDED - AS DOCUMENT NO. --

**BD** 9. RIGHTS OF TENANTS IN POSSESSION AS TENANTS ONLY WITH NO OPTIONS OR RIGHTS OF FIRST REFUSAL UNDER PRIOR UNRECORDED LEASES

THIS EXCEPTION SUBJECT TO VERIFICATION AT CLOSING ON REVIEW OF ALTA STATEMENTS AND OTHER TITLE CLEARANCE PROVIDED BY SELLER AND PURCHASER

**J** 10. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.

RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES, IF ANY, IN SAID ROAD FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS AND OTHER FACILITIES AFFECTS PART IN JOLIET ROAD

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**UNOFFICIAL COPY****CHICAGO TITLE INSURANCE COMPANY****OWNER'S POLICY (2006)****SCHEDULE B**

POLICY NUMBER: 1410-008931957-UL

**EXCEPTIONS FROM COVERAGE (CONTINUED)**

- K** 11. EASEMENT IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 85325082, AFFECTING THE AREA AS SHOWN ON EXHIBIT A THAT IS A 10 BY 10 FOOT PIECE APPROXIMATELY 249.10 FEET SOUTH OF JOLIET ROAD ON THE EAST LINE OF THE LAND. NOTE: SAID EASEMENT IS SHOWN ON A SURVEY MADE BY FREELAND-CLINKSCALES & ASSOCIATES, INC. OF NC DATED MAY 6, 2014 NO. 140224
- L** 12. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 16758443, AFFECTING THE AREA DESCRIBED AS FOLLOWS:  
 EASEMENT NUMBER 1: THE NORTH 15 FEET OF THE SOUTH 1,157.75 FEET OF THE EAST 374.50 FEET,  
  
 EASEMENT NUMBER 2: A 10 FOOT STRIP, THE CENTER OF WHICH EXTENDS FROM A POINT IN THE NORTH LINE OF THE SOUTH 1,142.75 FEET AND 369.50 FEET WEST OF THE EAST LINE, TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF JOLIET ROAD 362 FEET WEST OF THE EAST LINE,  
  
 EASEMENT NUMBER 3: THE WEST 10 FEET OF THE EAST 131 FEET OF THE NORTH 455.25 FEET OF THE SOUTH 1,598 FEET,  
  
 EASEMENT NUMBER 4: A 10 FOOT STRIP EXTENDING NORTHEASTERLY FROM A POINT, THE CENTER OF WHICH IS 1,650 FEET NORTH OF THE SOUTH LINE AND 127 FEET WEST (AT 90 DEGREE ANGLE) OF THE EAST LINE, TO A POINT IN THE EAST LINE 1,713 FEET NORTH OF THE SOUTH LINE, ALL BEING IN THAT PART OF THE NORTHEAST 1/4 LYING SOUTH OF JOLIET ROAD. OF THE LAND. NOTE: SAID EASEMENT IS SHOWN ON A SURVEY MADE BY FREELAND-CLINKSCALES & ASSOCIATES, INC. OF NC DATED MAY 6, 2014 NO. 140224
- M** 13. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 95387639, AFFECTING PART OF THE LAND.
- N** 14. EASEMENT IN FAVOR OF COMCAST OF ILLINOIS/WEST VIRGINIA, LLC, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO.

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**UNOFFICIAL COPY****CHICAGO TITLE INSURANCE COMPANY****OWNER'S POLICY (2006)****SCHEDULE B**

POLICY NUMBER: 1410-008931957-UL

**EXCEPTIONS FROM COVERAGE (CONTINUED)**

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- AL 15. POLES AND OVERHEAD WIRES IN AND ALONG JOLIET ROAD AND ALONG THE EAST LINE OF THE LAND AND ALONG SOUTHERLY LINE OF THE LAND AS PER SURVEY MADE BY FREELAND-CLINKSCALES & ASSOCIATES, INC. OF NC DATED MAY 6, 2014 NO. 140224
- AM 16. 6 FOOT WALLS ARE BUILT INTO JOLIET ROAD RIGHT OF WAY BY UP TO 11.3 FEET AS PER SURVEY MADE BY FREELAND-CLINKSCALES & ASSOCIATES, INC. OF NC DATED MAY 6, 2014 NO. 140224 ITEM 'A'
- AN 17. FENCE FROM LAND WEST AND ADJOINING ENCROACHES ONTO LAND BY UP TO 1.3 FEET AS PER SURVEY MADE BY FREELAND-CLINKSCALES & ASSOCIATES, INC. OF NC DATED MAY 6, 2014 NO. 140224 ITEM 'B'
- AO 18. FENCE FROM LAND ENCROACHES ONTO LAND SOUTH BY UP TO 2.1 FEET AS PER SURVEY MADE BY FREELAND-CLINKSCALES & ASSOCIATES, INC. OF NC DATED MAY 6, 2014 NO. 140224 ITEM 'C'
- AP 19. AC UNIT, WOOD DECK AND STEPS ENCROACH ONTO LAND EAST BY UP TO 6.5 FEET AS PER SURVEY MADE BY FREELAND-CLINKSCALES & ASSOCIATES, INC. OF NC DATED MAY 6, 2014 NO. 140224 ITEM 'D'
- AQ 20. 3 SHEDS ENCROACH ONTO LAND EAST BY UP TO 6.9 FEET AS PER SURVEY MADE BY FREELAND-CLINKSCALES & ASSOCIATES, INC. OF NC DATED MAY 6, 2014 NO. 140224 ITEM 'E'
- AR 21. FENCE ENCROACHES ONTO LAND EAST BY UP TO 7.3 FEET AS PER SURVEY MADE BY FREELAND-CLINKSCALES & ASSOCIATES, INC. OF NC DATED MAY 6, 2014 NO. 140224 ITEM 'E'
- AS 22. BUILDING ENCROACHES ONTO LAND EAST BY UP TO 1.9 FEET AS PER SURVEY MADE BY FREELAND-CLINKSCALES & ASSOCIATES, INC. OF NC DATED MAY 6, 2014 NO. 140224 ITEM 'G'
- AT 23. GUARDRAIL ENCROACHES ONTO LAND EAST BY UP TO 5.3 FEET AS PER SURVEY MADE BY FREELAND-CLINKSCALES & ASSOCIATES, INC. OF NC DATED MAY 6, 2014 NO. 140224 ITEM 'H'
- AU 24. FENCE ENCROACHES ONTO LAND FROM ADJOINING LAND BY UP TO 0.8 FEET AS PER SURVEY MADE BY FREELAND-CLINKSCALES & ASSOCIATES, INC. OF NC DATED MAY 6, 2014 NO. 140224 ITEM 'I'
- AV 25. VARIOUS MOBILE HOMES ENCROACH ONTO THE EASEMENT AREA PER DOCUMENT 16758443 AS PER SURVEY MADE BY FREELAND-CLINKSCALES & ASSOCIATES, INC. OF NC DATED MAY 6, 2014 NO. 140224

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS            )  
   )  
 COUNTY OF Du Page         )

Mark D. Tucker, being duly sworn on oath, states that he is the Manager of Aspen Equity Partners, LLC, an Illinois limited liability company, the Manager of La Grange Estates, LLC, an Illinois limited liability company and owner of the real property located at 10903 Joliet Road, LaGrange, Illinois.

That the attached Deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. 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;
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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AFFIANT further states the he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, at accept the attached deed for recording.

Ma L L, Manage  
Affiant

SUBSCRIBED and SWORN to  
before me this 8 day of May, 2014.

[Signature]  
Notary Public



of Cook County Clerk's Office