

# UNOFFICIAL COPY



14184120670

**After Recording Return to:**

Leonard J. Brenner, Ltd.  
555 Skokie Blvd., Suite 500  
Northbrook, IL 60062

Doc#: 1418412067 Fee: \$50.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/03/2014 11:08 AM Pg: 1 of 7

**SPECIAL WARRANTY  
DEED**

(Space Above This Line for Recording Data)

THIS SPECIAL WARRANTY DEED is made this 27<sup>TH</sup> day of May, 2014 between SHORE ENTERPRISES, INC., an Illinois corporation, of 5621 W. 120<sup>th</sup> Street, Alsip, Illinois 60803, as GRANTOR, and WATERHAWK LLC, an Illinois limited liability company of 5919 W. 118<sup>th</sup> Street, Alsip, Illinois 60803, as GRANTEE.

The Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by this Special Warranty Deed does GRANT, BARGAIN, SELL, CONVEY and CONFIRM to the Grantee, its successors and assigns forever, the following described real estate situated in the County of Cook, in the State of Illinois ("real estate"):

**See Exhibit "A" attached hereto  
and made a part hereof.**

Address of Property: 5919 W. 118<sup>th</sup> Street  
Alsip, Illinois 60803

Permanent Index No.:

24-20-400-022-0000

Together with any and all hereditaments and appurtenances belonging or pertaining to the real estate, and the reversion and reversions, remainder and remainders, rents, issues and profits of the real estate, and all the estate, right, title, interest, claim or demand of the Grantor, either in law or equity, of, in and to the real estate, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the real estate, with the appurtenances, unto the Grantee(s), its successors and assigns forever.

**Box 400-CTCC**

S Y  
P 7  
S N  
SCV  
INTL

8962792022K7

# UNOFFICIAL COPY

And the Grantor for itself, and its successors, does covenant, promise and agree, to and with the Grantee(s), its successors and assigns, that the Grantor has not done, or suffered to be done, anything whereby the real estate is, or may be, in any manner encumbered or charged, except as recited in this Special Warranty Deed; and that the real estate, against all persons lawfully claiming, or to claim the same, by, through or under Grantor, Grantor WILL WARRANT AND DEFEND, SUBJECT TO: the Permitted Exceptions set forth on Exhibit "B" attached hereto and made a part hereof.


IN WITNESS WHEREOF, the said Grantor has executed this Special Warranty Deed the day and year first above written.

**SHORE ENTERPRISES, INC.**

By: Thomas D Trainor  
Thomas D. Trainor, Vice President

VILLAGE TAX

**VILLAGE OF ALSIP**

 MAY.27.14



REAL ESTATE TRANSACTION TAX

8960000000

**REAL ESTATE TRANSFER TAX**

12775.00

# CD 226706

REAL ESTATE TRANSFER		06/04/2014
	COOK	\$1,825.00
	ILLINOIS:	\$3,650.00
	<b>TOTAL:</b>	<b>\$5,475.00</b>

24-20-400-022-0000 | 20140501606930 | ZX3T8D

# UNOFFICIAL COPY

STATE OF ILLINOIS        )  
   )  
 COUNTY OF COOK         )        ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Thomas D. Trainor, Vice President of SHORE ENTERPRISES, INC., personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President, appeared before me this day in person and acknowledged that he signed and delivered the same instrument as his own free and voluntary and as the free and voluntary act of said Corporation, pursuant to authority given by the Board of Directors, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27<sup>th</sup> day of May, 2014.

*Rose M. Doornweerd*  
 Notary Public

My commission expires: 11/10/2014



**THIS INSTRUMENT PREPARED BY:**  
 K. O. Meehan  
 GOULD & RATNER LLP  
 222 North LaSalle St.  
 Suite 800  
 Chicago, IL 60601

# UNOFFICIAL COPY

## EXHIBIT "A"

### LEGAL DESCRIPTION

LOTS 1 AND 2 IN TRAINOR SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 13, 2013 AS DOCUMENT 1325616018, IN COOK COUNTY, ILLINOIS.

Street Address of Property:           5919 W. 118<sup>th</sup> Street  
  Alsip, Illinois 60803

Permanent Index No..

(24-20-400-022-0000)

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT "B"

### PERMITTED EXCEPTIONS

1. REAL ESTATE TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.
2. THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT 99555185, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.
3. EXISTING UNRECORDED LEASE <sup>IN FAVOR OF D. ARCHITECTURAL METAL SOLUTIONS, INC.</sup> AND ALL RIGHTS THEREUNDER OF THE LESSEE AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEE.
4. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE DEED RESTRICTION/COVENANT DATED AUGUST 8, 2000 AND RECORDED AUGUST 8, 2000 AS DOCUMENT NUMBER 00603969 MADE BY AND BETWEEN SHORE ENTERPRISES, INC., AND THE U.S. ARMY CORPS OF ENGINEERS

(AFFECTS THAT PART OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 20; THENCE NORTH 00 DEGREES 04 MINUTES 28 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 20 A DISTANCE OF 653.84 FEET TO THE SOUTH LINE OF IPEMA'S FOURTH ALSIP INDUSTRIAL SUBDIVISION, RECORDED SEPTEMBER 29, 1965 AS DOCUMENT NUMBER 19592431; THENCE SOUTH 89 DEGREES 31 MINUTES 29 SECONDS EAST ALONG THE LAST DESCRIBED LINE, ALSO BEING THE SOUTH LINE OF BERG AND ZUIDEMA'S RESUBDIVISION OF LOTS 2, 3, 4, AND 5 OF IPEMA'S FIFTH ALSIP INDUSTRIAL SUBDIVISION, RECORDED MARCH 25, 1966 AS DOCUMENT NUMBER 19777979, A DISTANCE OF 833.01 FEET TO A POINT ON A LINE DRAWN 500.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THENCE SOUTH 00 DEGREES 01 MINUTES 25 SECONDS WEST ALONG SAID PARALLEL LINE 391.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 01 MINUTES 25 SECONDS WEST ALONG SAID PARALLEL LINE 262.36 FEET TO THE SOUTH LINE OF SAID SECTION 20; THENCE NORTH 89 DEGREES 31 MINUTES 29 SECONDS WEST ALONG THE LAST DESCRIBED LINE 478.65 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 54 SECONDS WEST 262.37 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 29 SECONDS EAST PARALLEL TO SAID SOUTH LINE OF SECTION 20 A DISTANCE OF 479.13

# UNOFFICIAL COPY

FEET TO THE POINT OF BEGINNING)

(AFFECTS LOT 1)

5. TERMS, CONDITIONS, PROVISIONS AND LIMITATIONS OF THE DEPARTMENT OF THE ARMY AUTHORIZATION DATED MARCH 20, 2000 AND RECORDED AUGUST 8, 2000 AS DOCUMENT NUMBER 00603970.

(AFFECTS THAT PART OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 20; THENCE NORTH 00 DEGREES 04 MINUTES 28 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 20 A DISTANCE OF 653.84 FEET TO THE SOUTH LINE OF IPEMA'S FOURTH ALSIP INDUSTRIAL SUBDIVISION, RECORDED SEPTEMBER 20, 1965 AS DOCUMENT NUMBER 19592431; THENCE SOUTH 89 DEGREES 31 MINUTES 29 SECONDS EAST ALONG THE LAST DESCRIBED LINE, ALSO BEING THE SOUTH LINE OF BERG AND ZUIDEMA'S RESUBDIVISION OF LOTS 2, 3, 4, AND 5 OF IPEMA'S FIFTH ALSIP INDUSTRIAL SUBDIVISION, RECORDED MARCH 25, 1966 AS DOCUMENT NUMBER 19777979, A DISTANCE OF 833.01 FEET TO A POINT ON A LINE DRAWN 500.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THE SOUTH 00 DEGREES 01 MINUTES 25 SECONDS WEST ALONG SAID PARALLEL LINE 391.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 01 MINUTES 25 SECONDS WEST ALONG SAID PARALLEL LINE 262.36 FEET TO THE SOUTH LINE OF SAID SECTION 20; THENCE NORTH 89 DEGREES 31 MINUTES 29 SECONDS WEST ALONG THE LAST DESCRIBED LINE 478.65 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 54 SECONDS WEST 262.37 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 29 SECONDS EAST PARALLEL TO SAID SOUTH LINE OF SECTION 20 A DISTANCE OF 479.13 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS)

(AFFECTS LOT 1)

6. TERMS AND PROVISIONS CONTAINED IN THE NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION RECORDED FEBRUARY 23, 1999 AS DOCUMENT NUMBER 99177084.

(AFFECTS THE LAND AND OTHER PROPERTY)

# UNOFFICIAL COPY

7. 25 FOOT BUILDING SETBACK LINE AS SHOWN ON THE PLAT OF TRAINER SUBDIVISION RECORDED AS DOCUMENT 1325616018, AS FOLLOWS: OVER THE NORTH LINE AND OVER THE MOST WEST LINE OF LOT 1 OVER THE WEST LINE OF LOT 3.
8. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY.

4842-2016-6683, v. 1

Property of Cook County Clerk's Office