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This instrument prepared by and after recording return to:

Emily R. Schey, Esq.
Freeborn & Peters LLP
311 S. Wacker Drive, Ste. 3000
Chicago, Illinois 60606



Doc#: 1420344066 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough
Cook County Recorder of Deeds

This spa Date: 07/22/2014 02:47 PM Pg: 1 of 5

Mail subsequent tax bills to:

The Segerdahl Corp.
1351 S. Wheeling Road
Wheeling, IL 60090
Attn - Corporate Controller

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 14th day of July, 2014 by **THE LEHIGH PRESS, LLC**, a Delaware limited liability company, having an address of 357 Main Street, Armonk, New York, 10504 ("Grantor"), for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY to **THE SEGERDAHL CORP.**, a Illinois corporation, having an address of 1351 Wheeling Road, Wheeling, Illinois 60090-5913 ("Grantee"), forever, all interest in the certain real estate situated in the County of Cook, in the State of Illinois, and legally described on Exhibit A attached hereto and by this referenced made a part hereof (the "Property"), subject, however, to the certain permitted title exceptions described on Exhibit B attached hereto and by this reference made a part hereof.

Together with all and singular hereditaments and appurtenances belonging thereto, or in any way 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 Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as described above with the appurtenances, unto the Grantee, and to its successors and assigns in fee simple forever.

And the Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors that it has not done or suffered to be done, anything whereby the said premises hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it is lawfully seized of said real estate in fee simple; and that it has good right and lawful authority to sell and convey said real estate; and that it WILL WARRANT AND DEFEND, the title and quiet possession to said premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, but none other, subject only to those matters listed on Exhibit B attached hereto and made a part hereof.

REAL ESTATE TRANSFER TAX		23-Jul-2014
COUNTY:		1,677.00
ILLINOIS:		3,354.00
TOTAL:		5,031.00

15-16-411-037-0000 | 20140701609580 | 1-634-898-048

TRANSFER STAMP
CERTIFICATION OF COMPLIANCE

Village of Broadview 15/14

2 of 3 Sent 14000031326

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IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor on and as of the date first above written.

THE LEHIGH PRESS, LLC,
a Delaware limited liability company

By: _____
Name: Marie D. Alvarez
Title: SVP

STATE OF New York)
) SS.
COUNTY OF Westchester

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Marie D. Alvarez as officer of The Lehigh Press, LLC, a Delaware limited liability company, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the instrument as his/her free and voluntary act, and the voluntary act of the company for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 11th day of July, 2014.

Milagros Alvarez
Notary Public

My commission expires on 04/16/15

MILAGROS ALVAREZ
Notary Public - State of New York
NO. 01AL6057452
Qualified in Westchester County
My Commission Expires Apr 16, 2015

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EXHIBIT A Legal Description

PARCEL 1:

LOTS 1 TO 36, BOTH INCLUSIVE IN BLOCK 4, TOGETHER WITH ALL OF THE NORTH AND SOUTH VACATED 20 FOOT PUBLIC ALLEY IN SAID BLOCK 4 LYING EAST OF AND ADJOINING THE EAST LINE OF LOT 11 AND 36 AND THE EAST LINE OF SAID LOT 11 PRODUCED NORTH TO THE SOUTHEAST CORNER OF SAID LOT 36 IN SAID BLOCK 4, LYING NORTH OF AND ADJOINING THE SOUTH LINE OF LOT 10 AFORESAID IN SAID BLOCK 4 PRODUCED WEST TO THE SOUTHEAST CORNER OF SAID LOT 11 IN SAID BLOCK AND LYING SOUTH OF AND ADJOINING THE NORTH LINE OF LOT 1 AFORESAID, IN SAID BLOCK 4, PRODUCED WEST TO THE NORTHEAST CORNER OF SAID LOT 36 IN SAID BLOCK 4 AND ALL OF THE EAST AND WEST VACATED 20 FOOT PUBLIC ALLEY IN SAID BLOCK 4, LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 11 TO 23, BOTH INCLUSIVE, IN SAID BLOCK 4, LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 24 TO 36, BOTH INCLUSIVE, IN SAID BLOCK 4 LYING WEST OF AND ADJOINING THE EAST LINE OF LOT 11 IN BLOCK 4 PRODUCED NORTH TO THE SOUTHEAST CORNER OF LOT 36 IN BLOCK 4 AS AFORESAID AND LYING EAST OF AND ADJOINING THE WEST LINE OF LOT 23 IN SAID BLOCK 4 AS AFORESAID AND LYING EAST OF AND ADJOINING THE WEST LINE OF LOT 23 IN SAID BLOCK 4 PRODUCED NORTH, TO THE SOUTHWEST CORNER OF LOT 24 IN SAID BLOCK 4, ALL IN SHEKLETON BROS. 25TH AVENUE & HARRISON STREET ADDITION TO BROADVIEW, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 13, 1926 AS DOCUMENT 9273818; ALSO THE NORTH HALF OF THAT PART OF POLK STREET LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 10 TO 23, BOTH INCLUSIVE AND THE SOUTH LINE OF SAID LOT 10 PRODUCED WEST TO THE SOUTHEAST CORNER OF LOT 11, ALL IN SAID BLOCK 4, LYING EAST OF AND ADJOINING THE WEST LINE OF LOT 23 IN SAID BLOCK 4, PRODUCED SOUTH AND LYING WEST OF AND ADJOINING THE EAST LINE OF LOT 10 IN SAID BLOCK 4, PRODUCED SOUTH IN SAID SHEKLETON BROS. 25TH AVENUE AND HARRISON STREET ADDITION TO BROADVIEW, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

BLOCK 5, TOGETHER WITH THE EAST HALF OF THE NORTH AND SOUTH VACATED ALLEY LYING WEST AND ADJOINING LOT 1 TO 10, BOTH INCLUSIVE, THE WEST HALF OF THE VACATED NORTH AND SOUTH ALLEY LYING EAST AND ADJOINING LOTS 11 AND 36 AND THE EAST LINE OF LOT 11 EXTENDED NORTH TO THE SOUTHEAST CORNER OF LOT 36; THENCE NORTH HALF OF THE VACATED EAST AND WEST ALLEY LYING SOUTH AND ADJOINING LOT 24 TO 36, BOTH INCLUSIVE; THE SOUTH HALF OF THE VACATED EAST AND WEST ALLEY LYING NORTH AND ADJOINING LOTS 11 TO 23, BOTH INCLUSIVE, THE SOUTH HALF OF

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THE VACATED POLK STREET LYING NORTH AND ADJOINING LOTS 24 TO 36, BOTH INCLUSIVE, AND LOT 1 AND THE NORTH LINE OF LOT 1 EXTENDED WEST TO THE NORTHEAST CORNER OF LOT 36, ALL IN BLOCK 5 IN SHEKLETON BROS. 25TH AVENUE & HARRISON STREET ADDITION TO BROADVIEW, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 13, 1926 AS DOCUMENT 9273818, IN COOK COUNTY, ILLINOIS.

Common Street Address: 1900 South 25th Avenue, Broadview, Illinois 60155

Property Index Numbers:

15-16-411-037-0000	15-16-412-019-0000
15-16-412-001-0000	15-16-412-020-0000
15-16-412-002-0000	15-16-412-021-0000
15-16-412-003-0000	15-16-412-022-0000
15-16-412-004-0000	15-16-412-023-0000
15-16-412-005-0000	15-16-412-024-0000
15-16-412-006-0000	15-16-412-025-0000
15-16-412-007-0000	15-16-412-026-0000
15-16-412-008-0000	15-16-412-027-0000
15-16-412-009-0000	15-16-412-028-0000
15-16-412-010-0000	15-16-412-029-0000
15-16-412-011-0000	15-16-412-030-0000
15-16-412-012-0000	15-16-412-031-0000
15-16-412-013-0000	15-16-412-032-0000
15-16-412-014-0000	15-16-412-033-0000
15-16-412-015-0000	15-16-412-034-0000
15-16-412-016-0000	15-16-412-035-0000
15-16-412-017-0000	15-16-412-036-0000
15-16-412-018-0000	

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EXHIBIT B **Permitted Exceptions**

1. Final installment 2013 real estate taxes and subsequent years which are not yet due and payable.
2. Rights of public or quasi-public utilities, if any, in the vacated street and alleys described on Exhibit A.
3. Consent Order entered March 29, 2005 in Case 05CH5668 in the Circuit Court of Cook County, Illinois, County Department, Chancery Division.
4. The following matters as disclosed by Survey prepared by Gentile and Associates, Inc. dated Jun. 25, 2014, Order No. 90-9623-14-ALTA UPD:

Possible encroachment of parking spaces onto 25th Avenue.