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This instrument was prepared by
and after recording, return to:

Diane K. Corbett
Applegate & Thorne-Thomsen, P.C.
626 W. Jackson Blvd, Suite 400
Chicago, Illinois 60661



Doc#: 1422718063 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/15/2014 11:58 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

BROADACRE SOUTH, LLC, an Illinois limited liability company ("Grantor"), for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, the receipt and sufficiency of which are hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY to **SOUTHWICK APARTMENTS, LP**, an Illinois limited partnership ("Grantee") having an address of c/o 2040 Brown Avenue, Evanston, Illinois, all the following real property situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, together with the improvements thereon and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, and interest, of Grantor, 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 Grantee, its heirs, successors and assigns forever.

And 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 it WILL WARRANT AND DEFEND the said premises unto the Grantee, its successors and assigns, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the matters set forth in EXHIBIT B attached hereto and made a part hereof ("Permitted Exceptions"), and not otherwise.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

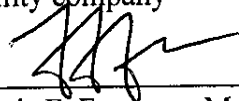
COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000020476	REAL ESTATE TRANSFER TAX
	AUG. 14. 14		0014175
	REVENUE STAMP		FP 103042

4 pages

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In Witness Whereof, said Grantor has caused its name to be signed to these presents as of the 31st day of July, 2014.

BROADACRE SOUTH, LLC, an Illinois limited liability company


By: 
Francis F. Freeman, Manager

State of Illinois)

County of Cook)

I HEREBY CERTIFY that on this 31st day of July, 2014, before me, the subscriber, a Notary Public in and for the State of Illinois, personally appeared Francis F. Freeman and did acknowledge that he executed the foregoing instrument on behalf of Broadacre South, LLC, as its Manager, for the purposes therein contained, and further acknowledged the foregoing instrument to be the act of the said company.

Given under my hand and official seal this 31st day of July, 2014.

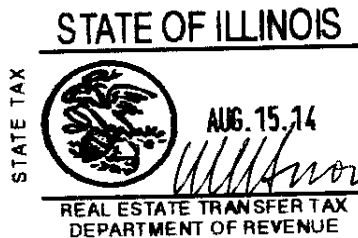

Notary Public



Commission expires:

SEND SUBSEQUENT TAX BILLS TO:

Southwick Apartments, LP
c/o Over the Rainbow Association
2040 Brown Avenue
Evanston, Illinois 60201



# 0000020681	REAL ESTATE TRANSFER TAX
	0028350
	FP 103037

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 10, 11, 12 AND 13 IN S/W CORPORATE PARK, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1988 AS DOCUMENT NUMBER 88415218, IN COOK COUNTY, ILLINOIS. ✓

Unimproved land located at 5150 Southwick, Matteson, IL ✓

Permanent Real Estate Index Numbers:

31-21-402-010 ✓
31-21-402-011 ✓
31-21-402-012 ✓
31-21-402-013 ✓

Property of Cook County Clerk's Office

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EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

- (1) 2014 real estate taxes and subsequent years, not yet due or payable.
- (2) Easement for public utilities and setback lines established by Plat recorded September 12, 1988 as Document Number 88415218.
- (3) Easement in favor of Illinois Bell Telephone Company established by Grant of Easement recorded June 20, 1989 as Document Number 89280922.
- (4) Declaration of Protective Covenants for Southwick Corporate Business Park, Matteson, Illinois recorded May 12, 1989 as Document Number 89214942.