

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

This document was prepared by  
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33 N. LaSalle St., STE 2800  
Chicago, IL 60602



Doc#: 1423413077 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/22/2014 01:39 PM Pg: 1 of 5

When recorded return to:

JAMES K. LENNON  
345 N. QUENTIN RD  
STE 201  
PALATINE, IL 60067

(Above Space for Recorder's Use Only)

The Grantor, 1265 E. Oakton Street, L.L.C., a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, having its principal office at 515 Busse Road, Elk Grove Village, IL 60007, for the consideration of Ten (\$10.00) dollars, the receipt and sufficiency of which is hereby acknowledged, and other good and valuable considerations in hand paid, does hereby GRANT, BARGAIN, REMISE, RELEASE, ALIEN, AND CONVEY to WINGS Program, Inc., a(n) <sup>NOT-FOR-PROFIT</sup> Illinois corporation, having its principal office at 5104 Tollview Drive, Rolling Meadows, IL 60008, (the "Grantee") the real property more particularly described on Exhibit A, attached hereto and made a part hereof (the "Property"), situated in the County of Cook in the State of Illinois, subject to the Permitted Exceptions set forth on Exhibit B, attached hereto and made a part hereof. Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

TO HAVE AND TO HOLD the property together with all and singular the rights and appurtenances thereto in any way belonging unto Grantee, and to Grantee's successors and assigns, and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns against every person whomsoever lawfully claiming, or to claim the same or any part thereof through or under Grantor but otherwise subject however to the Permitted Exceptions.

PIN: 08-27-200-038-0000 Address of Real Estate: 1265 E. Oakton, Elk Grove Village, IL 60007

[Signature page follows.]

Box 400-CTCC

S Y  
P 5 GG  
S N  
SC Y  
INTA

308 4  
CN  
8803038

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Dated this 28 day of July, 2014.

1265 E. Oakton Street, L.L.C.  
an Illinois limited liability company

By: [Signature]  
Name: Irvin Kaage  
Title: Manager

STATE OF ILLINOIS

COUNTY OF COOK

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT ~~KIERAN P. MORAN~~, <sup>IRVIN KAAGE</sup> MANAGER OF ~~BRENDAN MORAN, LLC~~ AN ILLINOIS LIMITED LIABILITY COMPANY, 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 SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.

1265 E. OAKTON STREET, L.L.C.

Given under my hand and official seal, this 28<sup>th</sup> day of July, 2014

[Signature]  
NOTARY PUBLIC

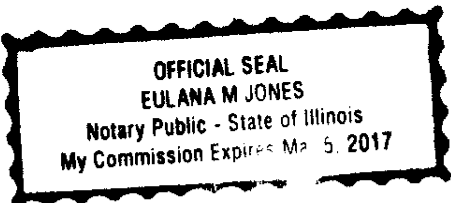
SEND FUTURE TAX BILLS TO:

WINGS PROGRAM, INC  
5104 TOLLVIEW DR., B  
ROLLING MEADOWS, IL  
60008

Exempt under provision of Paragraph 3, Section 4,  
Real Estate Transfer Tax Act

July 28, 14  
Date

[Signature]  
Buyer, Seller or Representative



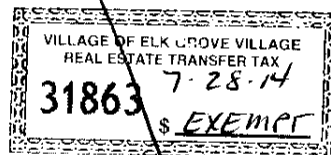
REAL ESTATE TRANSFER TAX

01-Aug-2014



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

08-27-200-038-0000 | 20140701616403 | 1-591-429-248



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## EXHIBIT A TO SPECIAL WARRANTY DEED

LOT 1 IN PAGNI'S SECOND ADDITION TO ELK GROVE VILLAGE BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; EXCEPTING THAT PART CONVEYED TO THE VILLAGE OF ELK GROVE VILLAGE BY WARRANTY DEED DATED FEBRUARY 18, 2003 AND RECORDED MARCH 18, 2003 AS DOCUMENT 0030370023 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 AFORESAID; THENCE SOUTH 00 DEGREES 40 MINUTES 39 SECONDS EAST ALONG THE EAST LINE OF LOT 1 AFORESAID, 40.50 FEET; THENCE NORTHWESTERLY A DISTANCE OF 60.95 FEET ON NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 44 DEGREES 09 MINUTES 23 SECONDS WEST, 55.22 FEET TO THE NORTH LINE OF LOT 1 AFORESAID; THENCE NORTH 88 DEGREES 40 MINUTES 30 SECONDS EAST ALONG SAID NORTH LINE OF LOT 1, 38.00 FEET TO THE POINT OF BEGINNING.

Property of Cook County Clerk's Office

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## EXHIBIT B TO SPECIAL WARRANTY DEED

### Permitted Exceptions

BUILDING LINE OVER THE NORTH 25 FEET AND EAST 25 FEET, AS SHOWN ON THE PLAT OF HIGGIN'S INDUSTRIAL PARK UNIT NO. 127, RECORDED OCTOBER 15, 1973 AS DOCUMENT 22512995.

EASEMENT FOR UNDERGROUND PUBLIC UTILITIES, SEWER, WATER AND DRAINAGE OVER THE NORTH 25 FEET AND EAST 25 FEET, AS SHOWN ON THE PLAT OF HIGGINS INDUSTRIAL PARK UNIT NO. 127.

EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE OVER THE WEST 15 FEET, AS SHOWN ON THE PLAT OF AFORESAID SUBDIVISION.

EASEMENT OVER THE NORTH 25 FEET, EAST 25 FEET AND WEST 15 FEET FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT TO OVERHANG AERIAL SERVICE WIRES AND ALSO WITH RIGHT OF ACCESS THERETO, AS GRANTED TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY AS SHOWN ON THE PLAT OF SAID SUBDIVISION.

EASEMENT TO THE NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS, IN ALL PLATTED EASEMENT AREAS, STREETS, ALLEY AND OTHER PUBLIC WAYS AND PLACES SHOWN ON THE PLAT. SAID EASEMENT TO BE FOR INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES AS SHOWN ON THE PLAT OF SAID SUBDIVISION.

BUILDING LINE, AS SHOWN ON THE PLAT OF PAGNI'S SECOND ADDITION TO ELK GROVE VILLAGE AS FOLLOWS: OVER THE NORTH 25 FEET AND EAST 25 FEET OF LOT 1.  
2 19. EASEMENT FOR UNDERGROUND PUBLIC UTILITIES, SEWERS, WATER AND DRAINAGE AS SHOWN ON THE PLAT OF PAGNI'S SECOND ADDITION TO ELK GROVE VILLAGE AS FOLLOWS: OVER THE NORTH 25 FEET AND EAST 25 FEET OF LOT 1.

EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE, AS SHOWN ON THE PLAT OF PAGNI'S SECOND ADDITION TO ELK GROVE VILLAGE AS FOLLOWS: OVER THE WEST 15 FEET OF LOT 1.

VIOLATION OF THE BUILDING LINE NOTED ABOVE AT EXCEPTION REFERENCE LETTER I AND BY THE 1-STORY BRICK BUILDING AND THE CONCRETE (NOT MOVABLE) SLAB BY APPROXIMATELY 0.02 OF A FOOT, AS SHOWN ON PLAT OF SURVEY NUMBER 95-704 PREPARED BY LAND DIVIDERS, INC. DATED OCTOBER 11, 1995.

EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.

ENCROACHMENT OF THE 1-STORY BRICK BUILDING AND THE CONCRETE (NOT MOVABLE) SLAB LOCATED MAINLY ON THE LAND ONTO THE EASEMENT SHOWN HEREIN AT EXCEPTION REFERENCE LETTER(S) J, L, N AND O AS SHOWN ON PLAT OF SURVEY NUMBER 95-704 PREPARED BY LAND DIVIDERS, INC. DATED OCTOBER 11, 1995.

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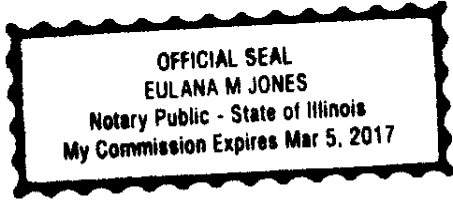
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated July 28, 2014 Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by the  
said above signed  
this 28th day of July  
2014.

Eulana M Jones  
Notary Public

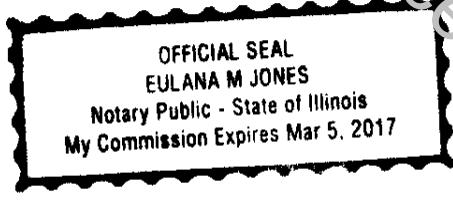


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated July 28, 2014 Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the  
said above signed  
this 28th day of July  
2014.

Eulana M Jones  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]