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This document prepared by:

Roy L. Bernstein
Arnstein & Lehr LLP
120 S. Riverside Plaza
Suite 1200
Chicago, IL 60606-3910



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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/04/2014 03:03 PM Pg: 1 of 5

After recording return to:

Andrew Kagan
Law Offices of Lawrence Y. Schwartz
8170 N. McCormick Blvd., Suite #219
Skokie, IL 60076

2/16
AMM

Above Space for Recorder's use only

SPECIAL WARRANTY DEED

THE GRANTOR, CANTON ARMS, AN ILLINOIS LIMITED PARTNERSHIP, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, does hereby remise, release, transfer and convey to GENERATIONS HEALTH CARE PROPERTY OF DES PLAINES, LLC, an Illinois limited liability company, 6840 North Lincoln Avenue, Lincolnwood, Illinois 60712 ("Grantee"), all interest in and to the following described real estate ("Property"):

See Exhibit A which is attached hereto and incorporated herein;

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, 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 successors and assigns forever.

Grantor will warrant and defend the right and title to the above described premises unto Grantee only against the claims of those persons claiming by, through or under Grantee, but not otherwise, subject to those matters listed on Exhibit B attached hereto and incorporated herein, to the extent that any of such matters are valid, enforceable and still applicable to the Property, nothing herein being deemed to revive any of the matters set forth on Exhibit B.

[SIGNATURE PAGE FOLLOWS]

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 6 IN OAKTON PLACE, A SUBDIVISION OF PART OF THE NORTH 25 ACRES OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON NOVEMBER 1, 1967 AS DOCUMENT NO. LR2356973, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF LOT 6 FOR INGRESS AND EGRESS OVER, THROUGH, UNDER AND ACROSS PART OF LAND WEST OF AND ADJOINING SUBJECT LAND AS SET FORTH IN EASEMENT AGREEMENT FILED JUNE 26, 1987 AS DOCUMENT NO. LR3629607.

BEING THE SAME LAND CONVEYED TO LASALLE NATIONAL BANK UNDER TRUST AGREEMENT DATED JULY 10, 1975 AND KNOWN AS TRUST NUMBER 10-30182-09 RECORDED JUNE 6, 1983 AS DOCUMENT NO. 3311366 AS TO LOT 5 AND BEING THE SAME LAND CONVEYED TO OAKTON ARMS, AN ILLINOIS LIMITED PARTNERSHIP RECORDED OCTOBER 23, 1995 AS DOCUMENT NO. 95720730.

Common Address: 1665 Oakton Place, Des Plaines, Illinois

Tax Parcel Identification Number: 09-29-106-007-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Real Estate Taxes for the year 2014 and all subsequent years.
2. Covenants and conditions contained in Covenants RE Use of Lands dated April 18, 1966 and recorded May 6, 1966 as document 19818866 made by Thomas J. Origer, that he will perform certain acts in connection with the land in order to have same re-zoned by the City of Des Plaines. Said Agreement relates to the construction of a retention basin, the location and size and fence and that no application will be made to have any part of said land re-zoned for "R-4 Multiple Family Purposes." Note: Said instrument contains no provision for a forfeiture of or reversion of title in case of breach of condition.
3. Covenant shown on Plat of Oakton Place filed November 1, 1967 as document LR2356973, as follows: No building permit shall be issued for any building on the respective lots until provision has been made for off street parking as required by the Ordinances of the City of Des Plaines together with a service drive to service each of the respective lots.
(Affects Lots 5 and 6)
4. Easement Agreement by and between LaSalle National Bank, as successor trustee under trust agreement dated July 10, 1975, and amended November 1, 1977, and known as trust no. 10-30132-09 and American National Bank and Trust Company of Chicago, as trustee under trust agreement dated May 1, 1987, and known as trust no. 100617-03, filed June 26, 1987 as document LR3629607, and the terms and provisions contained therein.
5. 25 foot easement for planting purposes as shown on plat filed November 1, 1967 as document LR 2356973 along the South line of the land.
6. 20 foot building line as shown on the plat of said subdivision filed November 1, 1967 as document LR 2356973 along the northwesterly line of the land.
7. Easements for water main along the West 5 feet and South 25 feet of the land as shown on plat filed as document LR 2356973.
8. Terms, conditions and provisions of Foreclosure Sale Use Agreement attached to Deed recorded October 25, 1995 as document 95720730, relating to use restrictions, among other things.

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9. Grant of Easement in favor of City of Des Plaines, its successors and assigns, dated November 21, 1988 and filed May 25, 1989 as document 3797603 for public utilities over, upon and through the North 20 feet and the East 20 feet of Lot 6, and the terms, provisions and conditions contained therein.
10. Plat of Easement recorded December 15, 1988 as document 88579056 in favor of the City of Des Plaines setting forth easement for public utilities, and the terms and provisions contained on said plat. Note: Plat of Easement is intended to be Exhibit "B" to aforesaid easement.
11. Terms, conditions and provisions of the document creating the easement described in Schedule A, together with the rights of the adjoining owners in and to the concurrent use of said easement.

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