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Doc#: 1426518010 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/22/2014 08:37 AM Pg: 1 of 4

**This Instrument prepared by:**

Linsey N. Cohen  
Gould & Ratner LLP  
222 N. LaSalle St.  
Chicago, IL 60601

**After Recording Return to:**

Linsey N. Cohen  
Gould & Ratner LLP  
222 N. LaSalle St.  
Chicago, IL 60601

(Space Above This Line for Recording Data)

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 15 day of September, 2014, between HANMI BANK, a California banking corporation (f/k/a United Central Bank, f/k/a Mutual Bank), of 4555 West Walnut Street, Garland, Texas 75042, as Grantor, and 1090-1100 EXECUTIVE, LLC, an Illinois limited liability company, 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, their successors and assigns forever, the following described real estate situated in the County of Cook, in the State of Illinois ("real estate"):

LOTS 1, 2, 3 AND 4 IN OAKLEAF COMMONS OFFICE PLAZA, BEING A RESUBDIVISION OF PART OF LOTS 5 AND 6 IN CARL LAGERHAUSEN ESTATE DIVISION, AND PART OF LOT 1 IN WILLIAM LAGERHAUSEN DIVISION, ALL IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 1090-1100 EXECUTIVE WAY, DES PLAINES, IL

PERMANENT TAX INDEX NUMBER: 09-20-316-020-0000, 09-20-316-021-0000, 09-20-316-023-0000, 09-20-316-024-0000, 09-20-316-025-0000

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, their heirs and assigns forever.

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And the Grantor for itself, and its successors, does covenant, promise and agree, to and with the Grantee, their heirs 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 only to the matters set forth on Exhibit A attached hereto and made a part hereof.

*[signature page follows]*

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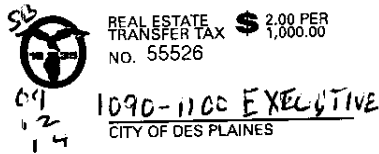
IN WITNESS WHEREOF, the said Grantor has executed this Special Warranty Deed the day and year first above written.

**GRANTOR:**

HANMI BANK,  
a California banking corporation

By: Kay S Miller  
Name: Kay S Miller  
Title: Chief Special Assets

STATE OF TEXAS )  
COUNTY OF DALLAS ) ss.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KAYS MILLER personally known to me to be the Chief Special Assets of Hanmi Bank, and 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 and delivered the said instrument pursuant to authority given by said corporation as his free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of September, 2014

Carol Gilstrap  
Notary Public

My Commission expires: 10-20-2016



REAL ESTATE TRANSFER TAX		22-Sep-2014
COUNTY:		150.00
ILLINOIS:		300.00
<b>TOTAL:</b>		<b>450.00</b>

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## EXHIBIT A

### Permitted Exceptions

1. ACTS OF GRANTEE, AND THOSE CLAIMING BY, THROUGH AND UNDER GRANTEE.
2. GENERAL AND SPECIAL TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.
3. DECLARATION OF RESTRICTIONS, COVENANTS AND AGREEMENTS FILED AS DOCUMENT LR2187266, RELATING TO USE AND SETBACK LINES
4. EASEMENT IN FAVOR OF MIDDLE STATES TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY AND NORTHERN ILLINOIS GAS COMPANY, AND ITS OR THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED FEBRUARY 10, 1964 AS DOCUMENT NO. 2135071 AFFECTING THE LAND AS FOLLOWS: NORTH 5 FEET OF LOTS 1 THROUGH 4, BOTH INCLUSIVE, AND THE EAST 15 FEET OF LOT 4
5. ENCROACHMENT OF WOOD FENCE LOCATED MAINLY ON THE LAND OVER AND ONTO THE LAND EAST AND ADJOINING THE LAND, BY APPROXIMATELY 0.50 FEET, AS DISCLOSED BY SURVEY MADE BY GREMLEY & BIEDERMANN, DATED MAY 22, 2010, LAST REVISED AUGUST 5, 2010, AS ORDER NO. 2010-13905-001
6. EASEMENT IN FAVOR OF MIDDLE STATES TELEPHONE COMPANY AND COMMONWEALTH EDISON COMPANY AND NORTHERN ILLINOIS GAS COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 2187265, AFFECTING THE NORTH 5 FEET AND THE SOUTH 13 FEET OF THE LAND
7. BUILDING LINE(S) AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NO. 2187265, AFFECTING THE SOUTH 20 FEET OF THE LAND.
8. RIGHTS OF PUBLIC AND QUASI PUBLIC UTILITIES AS DEPICTED ON THAT SURVEY BY GREMLEY & BIEDERMANN, DATED MAY 22, 2010, LAST REVISED AUGUST 5, 2010, AS ORDER NO. 2010-13905-001 AS FOLLOWS: 1. UTILITY POLES, SANITARY MANHOLES, ELECTRIC LIGHT POLES, AND GAS METERS