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Doc#: 1429535031 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/22/2014 10:44 AM Pg: 1 of 6

Prepared by:  
Matthew Van Dyk  
Miller Canfield  
277 S. Roswell, Suite 5000  
Kalamazoo, MI 49007

After Recording  
return to and mail tax  
bills to:  
Woodward, Inc.  
7320 N. Linder  
Skokie, IL 60077  
Attention: Nina Alex

**SPECIAL WARRANTY DEED**

THIS INDENTURE WITNESSETH THAT 6250 West Howard Street, LLC, an Illinois limited liability company ("Grantor"), for and in consideration of the sum of \$10.00 Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto WOODWARD, INC., a Delaware corporation ("Grantee") the following described real estate, situated in the County of Cook, and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

Together with all buildings, structures, and improvements located thereon, and all rights, easements and appurtenances in any manner appertaining or belonging thereto (collectively, the "Property"), subject to those matters more specifically described on Exhibit B, which is attached hereto and incorporated herein by reference.

Permanent Tax Number(s): 10-29-102-015-0000, 10-29-102-016-0000, 10-29-102-008-0000

Address of real estate: 6250 W. Howard Street, Niles, Illinois

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 Grantor, either in law or equity, of, in and to the above described premises: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee and its successors and assigns forever. Grantor shall warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor. The terms "Grantor" and "Grantee" shall include their respective heirs, successors and assigns.

S Y  
P 6  
S N  
SC Y  
INT Y

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The Grantor for itself and for its successors and assigns does by these presents expressly limit the covenants of this deed to those herein expressed as aforesaid.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 29 day of SEPTEMBER, 2014.

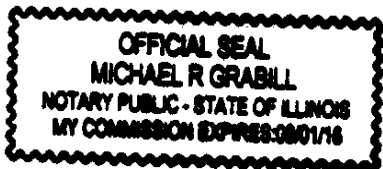
6250 West Howard Street, LLC,  
an Illinois limited liability company

By: *[Signature]*  
Printed: ADAM M LE FEBVRE  
Title: PRESIDENT MEMBER

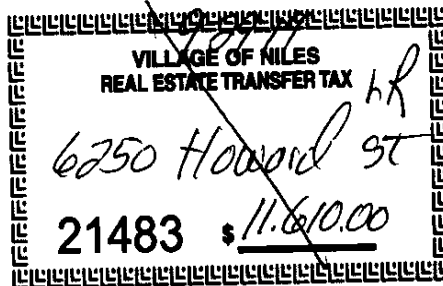
STATE OF ILLINOIS )  
COUNTY OF COOK )

Before me, a Notary Public in and for said County and State, personally appeared Adam Lefebvre, by me known and by me known to be Manager of 6250 W. Howard Street, LLC an \_\_\_\_\_, who acknowledged the execution of the foregoing "Special Warranty Deed" on behalf of said limited liability company.

WITNESS my hand and Notarial Seal this 29 day of September, 2014.



*[Signature]*  
Notary Public  
Michael Grabill  
(Printed Signature)



REAL ESTATE TRANSFER TAX		29-Sep-2014
COUNTY:		1,935.00
ILLINOIS:		3,870.00
TOTAL:		5,805.00

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**STREET ADDRESS:** 6250 WEST HOWARD STREET  
**CITY:** NILES **COUNTY:** COOK  
**TAX NUMBER:** 10-29-102-008-0000

**LEGAL DESCRIPTION:**

## PARCEL 1:

THAT PART OF THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH 40 FEET OF SAID SOUTH WEST 1/4 WHICH IS 361.00 FEET WEST (MEASURED ALONG SAID NORTH LINE) FROM THE EAST LINE OF SAID SOUTH WEST 1/4 AND RUNNING THENCE WEST ALONG SAID NORTH LINE OF SOUTH 40 FEET A DISTANCE OF 294.81 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST 20 ACRES OF SAID SOUTH WEST 1/4; THENCE NORTH ALONG SAID EAST LINE OF WEST 20 ACRES A DISTANCE OF 707.18 FEET THENCE EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SOUTH WEST 1/4 OF THE NORTH WEST 1/4 A DISTANCE OF 293.29 FEET TO ITS INTERSECTION WITH A LINE 361.00 FEET (MEASURED ALONG SAID PARALLEL LINE) WEST FROM AND PARALLEL WITH SAID EAST LINE OF SOUTH WEST 1/4 AND THENCE SOUTH ALONG THE LAST ABOVE-MENTIONED PARALLEL LINE A DISTANCE OF 707.16 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH 40 FEET OF SAID SOUTHWEST QUARTER WHICH IS 361 FEET WEST (MEASURED ALONG SAID NORTH LINE) FROM THE EAST LINE OF SAID SOUTHWEST QUARTER AND RUNNING THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 40 FEET A DISTANCE OF 294.81 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST 20 ACRES OF SAID SOUTHWEST QUARTER; THENCE NORTH ALONG SAID EAST LINE OF WEST 20 ACRES A DISTANCE OF 740.75 FEET TO ITS INTERSECTION WITH A LINE 780.64 FEET (MEASURED PERPENDICULARLY) NORTH FROM AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER; THENCE EAST ALONG THE ABOVE MENTIONED PARALLEL LINE A DISTANCE OF 293.32 FEET TO ITS INTERSECTION WITH A LINE 361 FEET (MEASURED ALONG SAID PARALLEL LINE) WEST FROM AND PARALLEL WITH SAID EAST LINE OF SOUTHWEST QUARTER AND THENCE SOUTH ALONG THE LAST ABOVE MENTIONED PARALLEL LINE A DISTANCE OF 740.72 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH 40 FEET OF SAID SOUTHWEST 1/4 WHICH IS 361.00 FEET WEST (MEASURED ALONG SAID NORTH LINE) FROM THE EAST LINE OF SAID SOUTHWEST 1/4 AND RUNNING THENCE WEST ALONG SAID NORTH LINE OF SOUTH 40 FEET A DISTANCE OF 294.81 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST 20 ACRES OF SAID SOUTHWEST 1/4; THENCE NORTH ALONG SAID EAST LINE OF WEST 20 ACRES A DISTANCE OF 707.18 FEET; THENCE EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 293.39 FEET TO ITS INTERSECTION WITH A LINE 361.00 FEET (MEASURED ALONG SAID PARALLEL LINE) WEST FROM AND PARALLEL WITH SAID EAST LINE OF SOUTHWEST 1/4 AND THENCE SOUTH ALONG THE LAST ABOVE MENTIONED PARALLEL LINE A DISTANCE OF 707.16 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, AND;

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

VACATED LOT 23 AND THAT PART OF VACATED MOBILE STREET AND THE WEST HALF OF THE VACATED ALLEY ADJOINING SAID LOT 23, IN BLOCK 1 IN VACATED HOWARD AVENUE HIGHLANDS SUBDIVISION, A SUBDIVISION OF THE EAST 10 ACRES OF THE WEST 30 ACRES OF THE SOUTHWEST QUARTER OF THE

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NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTH 40 FEET OF SAID SOUTHWEST QUARTER WHICH IS 361 FEET WEST (MEASURED ALONG SAID NORTH LINE) FROM THE EAST LINE OF SAID SOUTHWEST QUARTER AND RUNNING THENCE WEST ALONG SAID NORTH LINE OF SOUTH 40 FEET A DISTANCE OF 294.81 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST 20 ACRES OF SAID SOUTHWEST QUARTER; THENCE NORTH ALONG SAID EAST LINE OF THE WEST 20 ACRES (BEING ALSO THE WEST RIGHT OF WAY LINE OF SAID VACATED MOBILE STREET) A DISTANCE OF 707.18 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID LOT 23 EXTENDED WESTERLY, WHICH IS THE POINT OF BEGINNING; THENCE EAST ALONG THE ABOVE MENTIONED SOUTH LOT LINE AS EXTENDED WESTERLY AND EASTERLY A DISTANCE OF 161.58 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF SAID VACATED ALLEY, THENCE NORTH ALONG THE CENTERLINE OF SAID ALLEY, A DISTANCE OF 30.00 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF SAID LOT 23 EXTENDED EASTERLY, THENCE WEST ALONG THE ABOVE MENTIONED NORTH LOT LINE AS EXTENDED EASTERLY AND WESTERLY A DISTANCE OF 161.58 FEET TO ITS INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SAID VACATED MOBILE STREET, THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF SAID VACATED MOBILE STREET A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

VACATED LOT 23 AND THAT PART OF VACATED MOBILE STREET AND THE WEST HALF OF THE VACATED ALLEY ADJOINING SAID LOT 23, IN BLOCK 1 IN VACATED HOWARD AVENUE HIGHLANDS SUBDIVISION, A SUBDIVISION OF THE EAST 10 ACRES OF THE WEST 30 ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTH 40 FEET OF SAID SOUTHWEST QUARTER WHICH IS 361 FEET WEST (MEASURED ALONG SAID NORTH LINE) FROM THE EAST LINE OF SAID SOUTHWEST QUARTER AND RUNNING THENCE WEST ALONG SAID NORTH LINE OF SOUTH 40 FEET A DISTANCE OF 294.81 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST 20 ACRES OF SAID SOUTHWEST QUARTER; THENCE NORTH ALONG SAID EAST LINE OF THE WEST 20 ACRES (BEING ALSO THE WEST RIGHT OF WAY LINE OF SAID VACATED MOBILE STREET) A DISTANCE OF 707.18 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID LOT 23 EXTENDED WESTERLY, WHICH IS THE POINT OF BEGINNING; THENCE EAST ALONG THE ABOVE MENTIONED SOUTH LINE AS EXTENDED WESTERLY AND EASTERLY A DISTANCE OF 161.58 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF SAID VACATED ALLEY, THENCE NORTH ALONG THE CENTERLINE OF SAID ALLEY, A DISTANCE OF 30.00 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF SAID LOT 23 EXTENDED EASTERLY, THENCE WEST ALONG THE ABOVE MENTIONED NORTH LOT LINE AS EXTENDED EASTERLY AND WESTERLY A DISTANCE OF 161.58 FEET TO ITS INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SAID VACATED MOBILE STREET, THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF SAID VACATED MOBILE STREET A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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## EXHIBIT B

### PERMITTED EXCEPTIONS

Real estate taxes and assessments for 2015 and subsequent years which are not yet due and payable.

TERMS, CONDITIONS, AND LIMITATIONS CONTAINED IN THE NO FURTHER REMEDIATION LETTER ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND RECORDED NOVEMBER 5, 2002 AS DOCUMENT 0021222611.

TERMS, CONDITIONS, AND LIMITATIONS CONTAINED IN THE NO FURTHER REMEDIATION LETTER ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND RECORDED FEBRUARY 28, 2005 AS DOCUMENT 0505934040.

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Property of Cook County Clerk's Office

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK } SS.

6250 W. Howard St., LLC by Adam Lefebvre, Manager,  
being duly sworn on oath, states that  
with offices at 6019 W. Howard St., Niles IL  
resides at . That the  
attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me

this 29 day of Sept., 2014.

Michael R. Grabill  
Notary Public

