

UNOFFICIAL COPY



Doc#: 1500833014 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/08/2015 10:04 AM Pg: 1 of 3

PREPARED BY AND MAIL TO:

William B. Levy
Rhoades Levy Law Group P.C.
3400 Dundee Road, Suite 340
Northbrook, Illinois 60062

SPECIAL WARRANTY DEED

THE GRANTOR: RUDMAN FAMILY 3400 HOLDING, LLC, a limited liability company, organized under the laws of the State of Delaware, whose business address is 3400 Dundee Road, Northbrook, Illinois 60062, for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid, does hereby

CONVEYS AND SPECIALLY WARRANTS, ON AN AS IS WHERE IS BASIS, TO

THE GRANTEE: OLIVA 3400 HOLDING, LLC, a limited liability company, organized under the laws of the state of Delaware, whose business address is 3400 Dundee Road, Northbrook, Illinois 60062, a six percent (6%) interest (being all of Grantor's interest) in the following real property situated in the County of Cook, State of Illinois, to-wit:

PARCEL 1:

THE NORTH 1 ACRE OF THE WEST 2 ACRES OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 16 FEET OF THE SOUTH 1 ACRE OF THE WEST 2 ACRES (EXCEPT THE SOUTH 50 FEET OF THE WEST 16 FEET) OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE WEST 4 ACRES (EXCEPT THEREFROM THE FOLLOWING: THE NORTH 1 ACRE OF THE WEST 2 ACRES THEREOF; THE WEST 16 FEET OF THE SOUTH 1 ACRE OF THE WEST 2 ACRES THEREOF, AND THE SOUTH 50 FEET THEREOF) OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCELS 1 , 2, AND 3, AS CREATED BY NON-EXCLUSIVE EASEMENT AGREEMENT BETWEEN THE VILLAGE OF NORTHBROOK, LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 16 , 1978 AND KNOWN AS TRUST NUMBER 10-33602-09 AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 8, 1983 AND KNOWN AS TRUST NUMBER 60300, DATED JULY 9, 1984 AND RECORDED JULY 13, 1984 AS DOCUMENT 27171232, AND BY NON-EXCLUSIVE EASEMENT AGREEMENT BETWEEN THE ABOVEMENTIONED PARTIES, DATED SEPTEMBER 11 , 1985 AND RECORDED DECEMBER 12, 1985 AS DOCUMENT 85320712 FOR INGRESS, EGRESS, DRIVEWAY AND OFF-STREET PARKING OVER PORTIONS OF THE FOLLOWING LEGAL DESCRIPTIONS :

PARCEL "A":

THE WEST 2 ACRES (EXCEPT THE SOUTH 50 FEET THEREOF) OF THE EAST 4 ACRES OF THE WEST 10 ACRES OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY , ILLINOIS.

AND

PARCEL "B":

THE EAST 2 ACRES OF THE WEST 6 ACRES OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 50 FEET THEREOF TAKEN IN CASE NO. 70L1934, BY THE COUNTY OF COOK), IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 04-05-304-014-0000; 04-05-304-019-0000; 04-05-304-020-0000

Property Address: 3400 Dundee Road, Northbrook, Illinois 60062

TO HAVE AND TO HOLD the said premises, with all rights and privileges attached thereto unto the said Grantee and Grantee's successors and assigns forever. Grantor covenants with the Grantee that the Grantor is now seized in fee simple absolute of said premises; that the Grantor has full power to convey same; and that Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

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Dated the 2nd day of January, 2015.

RUDMAN FAMILY 3400 HOLDING, LLC,

A Delaware limited liability company

By: The Rudman Family Limited Partnership, an Illinois limited partnership, its sole member

By: LM Management Services, Ltd., an Illinois corporation, its General Partner,

By: 
Michael D. Rudman

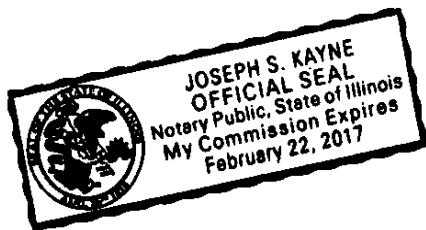
Its: President and in his capacity as authorized signatory

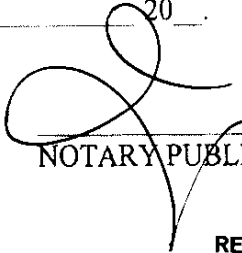
State of Illinois)
) ss
County of Cook)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the foregoing instrument was acknowledged before me this 2nd day of January, 2015, by Michael D. Rudman, the president of LM Management Services, Ltd., an Illinois corporation, general partner of The Rudman Family Limited Partnership, an Illinois limited partnership, the sole member of Rudman Family 3400 Holding, LLC, a Delaware limited partnership.

Given under my hand and seal this 2nd day of January 2015.

Commission expires 2/22/2017 20




NOTARY PUBLIC

REAL ESTATE TRANSFER TAX		05-Jan-2015
	COUNTY:	50.00
	ILLINOIS:	100.00
TOTAL:		150.00
04-05-304-014-0000 20141201650557 1-805-761-152		

Send tax bills to:
Oliva 3400 Holding, LLC
3400 Dundee Road
Northbrook, IL 60062