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This document was prepared by:

Leah A. Schleicher, Esq. Neal, Gerber & Eisenberg LLP 2 North LaSalle Street, Suite 1700 Chicago, Illinois 60602

After recording return to:

Susan Dawn, Esq. Panter Dawn & Associates 180 North LaSalle Street, Suite 2700 Chicago, Illinois 60601



Doc#: 1502022086 Fee: \$46.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A.Yarbrough

Cook County Recorder of Deeds

Date: 01/20/2015 01:58 PM Pg: 1 of 5

(The Above Space for Recorders Use Only)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of this 4 day of January, 2015 between VCNA PRAIRIE, INC., 2 Delaware corporation ("Grantor"), with a mailing address of 7601 W. 79th Street, Bridgeview, Illinois 60455, and KCJTAJ, LLC ("Grantee"), whose address is 200 Palatine Road, Arlington Heights, Illinois.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto Grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto and made a part hereof.

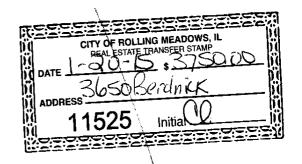
TOGETHER with all and singular the hereditamen's and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises, above described, with the appurtenances, unto the Grantee, its successors and assigns, forever.

And Grantor, for itself, and its successors and assigns, does covenant, promise and agree to and with Grantee, and its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except, as herein recited; and it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the matters set forth on **Exhibit B** attached hereto and made a part hereof.

[Signature Page Follows]

REAL ESTATE TRANSFER TAX 16-Jan-2015 COUNTY: 625.00 ILLINOIS: 1,250.00 TOTAL: 1,875.00 02-23-221-005-0000 | 20141201650162 | 1-943-266-944



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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents as of the day and year first above written.

GRANTOR: VCNA PRAIRIE, INC., a Delaware corporation Name: MIChael Title: CFO I Trensurer STATE OF ILL DOIS COUNTY OF _(I, the undersigned, a Very Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that MYNOLIV. MUS personally known to me to be the Chief Financial Officer of VCNA Prairie, Inc., a Delaware corporation, whose name is subscribed to the within Instrument, appeared before me this day in person and severally acknowledged that in such capacity he signed and delivered the said Instrument as said Chief Financial Officer or said corporation as his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth. GIVEN under my hand and Notarial Seal, this

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CHICAGO AND NORTHWESTERN RAILROAD (EXCEPT THE WEST 600 FEET THEREOF) TOGETHER WITH THAT PART OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CHICAGO AND MORTHWESTERN RAILROAD (EXCEPT THE WEST 600 FEET THEREOF AND EXCEPT THAT PART LYING EAST OF A LINE 333 FEET WEST OF, AS MEASURED ALONG THE SOUTHERLY LINE OF SAID CHICAGO AND NORTHWESTERN RAILFOAD, AND PARALLEL WITH THE EAST LINE OF SAID SECTION 23) EXCEPT FROM THE ABOVE DESCRIBED PREMISES TAKEN AS A TRACT, THE EASTERLY 50 FFET (AS MEASURED ALONG THE SOUTHERLY LINE) THEREOF, AND EXCEPT THE SOUTH 33 FEET THEREOF, HERETOFORE DEDICATED FOR A PUBLIC STREET BY DOCUMENT NO. 26866158, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 120.0 FEET OF THE WEST 600.0 FEET OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, AND THE EAST 120.0 FEET OF THE WEST 600.0 FEET OF THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23 (LYING SOUTH OF THE SOUTHERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD) ALL IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 33.0 FEET THEREOF, HERETOFORE DEDICATED FOR A PUBLIC STREET BY DOCUMENT NO. 26866158, IN COOK COUNTY, ILLINOIS.

Property Address:

3650 Berdnick Street, Rolling Meadows, Illinois

Property Index Number:

 $02\hbox{-}23\hbox{-}221\hbox{-}005\hbox{-}0000;\ 02\hbox{-}23\hbox{-}221\hbox{-}007\hbox{-}0000;\ 02\hbox{-}23\hbox{-}401\hbox{-}012\hbox{-}0000$

02-23-401-055-0000

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EXHIBIT B PERMITTED EXCEPTIONS

- General real estate taxes not yet due and payable. 1.
- Information and disclosures contained in Environmental Disclosure for Transfer of Real Property 2. dated May 23, 1995 as document 95337197.
- 3. Information and disclosures contained in Environmental Disclosure for Transfer of Real Property dat a November 2, 1995 as document 95751308.
- Information and disclosures contained in Environmental Disclosure for Transfer of Real Property 4. dated September 3, 1996 as document 96672082
- Rights of way for reilroads, switch tracks or spur tracks, if any, and right of the railroad company 5. to the use, operation, maintenance and repair of same.
- Rights of way for drainage tiles, ditches, feeders and laterals, if any. 6.

Solditer.

Out County Clarks Office Mail tax bill:

Kestas, LCC

200 E. Palatine Ad

Arlington Hsts, 14 60004

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
COUNTY OF COOK)
Ann L. Straw
that S he resides at 1601 W. 19th St. Crusheview. It That the attached deed
is not in violation of Section 1 of the Plat Act (765 ILCS/205/1) for one of the following reasons:
Section A Said deed is not applicable as the grantors own no adjoining property to the premises described in said deed.
OR
Section B. The conveyance falls within one of the following exemptions set forth in the Act at
paragraph (b) of 1:
1. The division or subdivision of land into namely or tracts of 5 comes.
involve any new streets or easements of access:
2. The division of lots or block: of less than I acre in any recorded subdivision which does not involve
mily new streets of easements of recess.
3. The sale or exchange of parcels of 1 and between owners of adjoining and contiguous land; 4. The conveyance of parcels of land or its treets therein for your name of the conveyance of parcels of land or its treets therein for your name of the conveyance of parcels of land or its treets therein for your name of the conveyance of parcels of land or its treets therein for your name of the conveyance of parcels of land or its treets therein for your name of the conveyance of parcels of land or its treets therein for your name of the conveyance of parcels of land or its treets therein for your name of the conveyance of parcels of land or its treets therein for your name of the conveyance of parcels of land or its treets the conveyance of the conveyance of parcels of land or its treets the conveyance of the conveyance of parcels of land or its treets the conveyance of the conveyance of parcels of land or its treets the conveyance of the conveyance of parcels of land or its treets the conveyance of the convey
4. The conveyance of parcels of land or in rests therein for use as a right of way for railroads or other public utility facilities and other pipe lines valid does not involve any new streets or easements of
autos,
5. The conveyance of land owned by a railroad or other public utility which does not involve any new
succes of cascinents of access:
6. 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
puone ase,
7. Conveyances made to correct descriptions in prior conveyances, 8. The sale or exchange of parcels or tracts of land following the discase:
The state of parcols of parcols of failt in in the civis of the state
particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey it made by on This air
Acgistered Land Surveyor, provided, that this exemption shall not apply to the selections
subsequent lots from the same larger tract of land, as determined by the dimensions zard configurations of the larger tract on October 1, 1973, and provided also that this exemption does not
invalidate any local requirements applicable to the subdivision of land.
CIRCLE LETTER OR NUMBER WHICH IS APPLICABLE TO ATTACHED DEED.
Affiant further states that She makes this affidavit for the purpose of inducing the Recorder of Deeds of COOK County, Illinois to accept the attached deed for recording.
W. Chan
WONA Prince Inc Grand auris
Jerking Conta
SUBSCRIBED AND SWORN to before me
This day of JONNOVI 2015 NILDEN BERNS

NILDEN BERNS OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires November 01, 2015