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SPECIAL WARRANTY DEED Statutory (Illinois)



Doc#: 1505426032 Fee: \$64.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/23/2015 12:05 PM Pg: 1 of 3

Book 8996804 (1)

Above Space for Recorder's use only

THIS INDENTURE, made as of the 9 day of February, 2015, by and between GORDON/JOHNSON LIMITED PARTNERSHIP, an Illinois limited partnership, whose principal place of business is 5520 McDermott Drive, Berkeley, Illinois, as GRANTOR, and TITANS WAY LLC, an Illinois limited liability company, having its principal office at c/o Steve Beranek, 424 N. York Road, Elmhurst, Illinois 60126, as GRANTEE.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE and CONVEY in fee simple unto Grantee, and to its successors and assigns, FOREVER, the following described real estate situated, in the County of Cook, in the State of Illinois known and described as follows, to wit:

PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

COMMONLY KNOWN AS: 5500-5520 McDermott Drive, Berkeley, Illinois
PIN: 15-06-400-018-0000 and 15-06-400-019-0000

VILLAGE OF BERKELEY
ALL FEES PAID
60163 CERTIFICATE OF COMPLIANCE

Together with all of Grantor's right, title and interest in the improvements, hereditaments, easements and appurtenances thereunto belonging, or in any way 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, either in law or equity, of, in and to the above described premises, with the improvements, hereditaments, easements and appurtenances (collectively, the "Property"), TO HAVE AND TO HOLD the Property, unto the Grantee, its successors and assigns forever.

And the Grantor for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that the Grantor has not done, or suffered to be done, anything whereby the Property hereby conveyed is, or may be, in any manner encumbered or charged, except as recited in this Deed, and WILL WARRANT AND DEFEND against all persons lawfully claiming or to claim the same, by through or under Grantor subject to the following: (i) general real estate taxes not yet due and payable, (ii) matters created by, through or under Purchaser; (iii) possible private easement in favor of adjacent property owners, and (iv) acts of Purchaser (hereinafter collectively referred to as the "Permitted Exceptions") and the standard printed exceptions and general exceptions contained in the Commitment.

Box 400

S N
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S N
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INT AB

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents with full authority of the partnership.

GORDON/JOHNSON LIMITED PARTNERSHIP,
An Illinois limited partnership

By: Marian E. Johnson Trust dated 4/2/91 as now or hereafter amended, general partner

By: *Edwin O. Johnson, Jr.*, TRUSTEE
Edwin O. Johnson, Jr., Trustee

State of Illinois)
County of Cook) **SS**

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that EDWIN O. JOHNSON, JR. personally known to me to be the Trustee of Marian E. Johnson Trust, general partner of Gordon/Johnson Limited Partnership, 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 severally acknowledged that as such Trustee and general partner, he signed and delivered the said instrument pursuant to authority given by the partnership, as his free and voluntary act, and as the free and voluntary act and deed of said partnership, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9 day of FEBRUARY 2015



Brigitte E. Thoreson
Notary Public

Commission Expires 8/14 2017

SEND SUBSEQUENT TAX BILLS TO:
TITANS WAY LLC
c/o Steve Beranek
420 N. York Road
Elmhurst, IL 60126

THIS INSTRUMENT PREPARED BY:
Helen M. Jensen / Nisen & Elliott, LLC
200 West Adams Street, Suite #2500
Chicago, Illinois 60606

MAIL TO:
John Lipic/Bryan Cave, LLP
161 N. Clark, Suite 4300
Chicago, IL 60601

REAL ESTATE TRANSFER TAX		12 Feb-2015
COUNTY:		462.50
ILLINOIS:		925.00
TOTAL:		1,387.50

15-06-400-018-0000 | 20150201662409 | 0-335-158-912

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Exhibit "A"
LEGAL DESCRIPTION

PARCEL 1:

ALL OF LOT 7, AND THE EAST 44 FEET OF LOT 8 AND THE WEST 36 FEET OF LOT 6 IN FOSCO CORPORATION'S BERKELEY INDUSTRIAL DEVELOPMENT UNIT NUMBER A, BEING A SUBDIVISION OF PART OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 8 (EXCEPT THE EAST 44 FEET THEREOF) AND THE EAST 49 FEET OF LOT 9 IN THE FOSCO CORPORATION'S BERKELEY INDUSTRIAL DEVELOPMENT UNIT A, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office