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1061

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

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200 South Michigan Avenue
Suite 1100
Chicago, IL 60604



Doc#: 1508656022 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/27/2015 03:28 PM Pg: 1 of 5

THE GRANTOR(s), PNC BANK, NATIONAL ASSOCIATION, formerly known as Chesterfield Savings and Loan Association, having an address of c/o PNC Realty Services Co., Two PNC Plaza, 19th Floor, 620 Liberty Avenue, Pittsburgh, PA 15222, for the consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, GRANTS and CONVEYS to CPMOK PROPERTIES, LLC, an Illinois limited liability company GRANTEE(s), having an address of 10456 S. Seeley Avenue, Chicago, IL 60643, its successors and assigns, all interest in the real estate situated in the City of Chicago, County of Cook, in the State of Illinois, legally described on Exhibit A (the "Premises") attached hereto and made a part hereof subject to those matters set forth on Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD SAID PREMISES FOREVER; and Grantor hereby binds itself and its successors and assigns to WARRANT AND FOREVER DEFEND the Premises unto Grantee, its successors and assigns, against every person lawfully claiming by, through, or under Grantor, but not otherwise; provided that this conveyance and the covenants and warranties of Grantor herein contained are subject to the items on Exhibit B attached hereto.

Grantee acknowledges and agrees with Grantor that from and after the date hereof and continuing thereafter for a period of five (5) years, the Premises (including, but not limited to, any improvements thereon and thereto) shall not be used for the purpose of conducting or in connection with the business of a commercial bank, savings bank, savings and loan association, credit union or mortgage bank, or other financial services organization, including without limitation the installation and operation of an automated teller machine or machines, and/or a night depository or safe deposit boxes (collectively, the "Deed Restriction"). Grantee also acknowledges and agrees with Grantor that the Deed Restriction: (i) is for the benefit of Grantor and Grantor's successors and assigns; (ii) shall run with the land, and shall be binding on all persons and parties subsequently acquiring any interest in and/or to the Premises; (iii) shall (in addition to any other rights and remedies available to Grantor at law or in equity) be enforceable by an action for specific performance and/or an injunction to enjoin any continuing breach or violation of the Deed Restriction; and (iv) shall be included in any future deeds or other documents conveying an interest in and/or to the Premises. Notwithstanding the foregoing, the Deed Restriction shall not be applicable to Grantor or its successors or assigns.

SIGNATURE PAGE FOLLOWS

ATC 19673



PRECISION TITLE


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IN WITNESS WHEREOF, the Grantor(s) has/have executed this Special Warranty Deed as of this 20th day of March, 2015.

PNC BANK, NATIONAL ASSOCIATION,
 formerly known as Chesterfield Savings and
 Loan Association

By: Kathleen A. Taylor
 Kathleen A. Taylor, Vice President

REAL ESTATE TRANSFER TAX		26-Mar-2015
	COUNTY:	450.00
	ILLINOIS:	900.00
	TOTAL:	1,350.00
25-18-304-056-0000 20150301666615 0-862-767-488		

REAL ESTATE TRANSFER TAX		26-Mar-2015
	CHICAGO:	6,750.00
	CTA:	2,700.00
	TOTAL:	9,450.00
25-18-304-056-0000 20150301666615 1-704-536-448		

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EXHIBIT A
Legal Description

All those certain parcels of land situate in the City of Chicago, County of Cook and State of Illinois, together with the improvements thereon, described as follows:

Legal Description:

LOTS 1 THRU 7 INCLUSIVE IN THE RESUBDIVISION OF LOTS 50 TO 55 INCLUSIVE, IN BLOCK S IN THE RESUBDIVISION BY BLUE ISLAND LAND AND BUILDING COMPANY OF CERTAIN LOTS AND BLOCKS IN MORGAN PARK WASHINGTON HEIGHTS, IN SECTION 18, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED MAY 16, 1894 IN BOOK 61 OF MAPS, PAGE 13, AS DOCUMENT NO. 2043315, IN COOK COUNTY, ILLINOIS.

Property Address: 10749 S. WESTERN AVENUE, CHICAGO IL 60643

Permanent Index No.: 25-18-304-056 0000

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EXHIBIT B
Title Exceptions

1. Possible additional assessments for taxes, either prospective or retroactive, for new construction or for any major improvements, as well as for current year's taxes levied or to be levied and not yet certified.
2. Unrecorded easements, discrepancies, or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose, which are not shown by the public records.
3. Unfiled municipal claims.
4. Easements and rights granted for utilities.
5. Rights, public and private, in and to any portion of the Premises that lies with the right of way of any public street or alley abutting the Premises.
6. Zoning and building laws, ordinances, and regulations
7. Taxes not yet due and payable.
8. ANY ENCROACHMENTS, VIOLATIONS, GAPS, OVERLAPS, DISCREPANCIES, MEASUREMENTS, PARTY WALLS, OR OTHER FACTS WHICH A CORRECT SURVEY OF THE PREMISES WOULD SHOW

4831-3317-0722, v. 1

Cook County Clerk's Office