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SPECIAL WARRANTY DEED

(Illinois)



Doc#: 1516810025 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/17/2015 11:46 AM Pg: 1 of 6

8877443 20
2015 June 20

THIS SPECIAL WARRANTY DEED, made this ____ day of June, 2015, between Old Plank Trail Community Bank as successor in interest to First National Bank of Illinois, N.A. ("Grantor") and Harvest Thrift Center, an Illinois not-for-profit corporation, at 16077 Park Plaza, South Holland, IL (together with its successors and assigns) ("Grantee")

WITNESSETH,

of & 05- that the Grantor, for and in consideration of the sum of 10 dollars and 0/100 and other good and valuable consideration in hand by the Grantee, the receipt whereof is hereby acknowledged by these presents does REMISE, RELEASE ALIEN and CONVEY unto the Grantee and to their successors and assigns, FOREVER, all the following described real estate situated in the County of Cook and State of Illinois known and described as follows, to wit:

S Y
P 10
S N
INT 0

Above space for Recorder's use only

A TRACT OF LAND COMPRISING PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTH 146 FEET 2 INCHES OF SAID SOUTHEAST 1/4 OF SECTION 36, SAID POINT BEING 33 FEET WEST OF THE EAST LINE OF SAID SECTION; AND RUNNING THENCE WEST ALONG SAID SOUTH LINE OF NORTH 146 FEET 2 INCHES, A DISTANCE OF 230.00 FEET; THENCE SOUTH PARALLEL WITH SAID EAST LINE OF SECTION 36, A DISTANCE OF 269.54 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE CHICAGO GRAND TRUNK RAILROAD; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 265.98 FEET TO A POINT ON A LINE DRAWN PARALLEL WITH AND 33 FEET WEST OF SAID EAST LINE OF SECTION 36, SAID POINT BEING 547.57 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 36; THENCE NORTH ALONG THE LAST DESCRIBED PARALLEL LINE (BEING THE WEST LINE OF TORRENCE AVENUE), A DISTANCE OF 401.40 FEET TO THE POINT OF BEGINNING.

Grantor does covenant, promise and agree, to and with the Grantee, that Grantor has not done or suffered to be done, anything whereby the Property hereby granted is or may be, in any manner encumbered or changed, except as herein recited; and that it WILL WARRANT AND DEFEND the Property, against all persons lawfully claiming, by, through or under Grantor against Grantor's acts and none others subject to each of the exceptions listed on Exhibit A.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, and their 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 that it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, by, through or under it, against Party of the first part's acts and none others subject to each of the following permitted exceptions:

BOX 334 CT

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18220-30 Torrence, Lansing, IL - 29-36-401-039-0000

Permanent Real Estate number(s): 29-36-401-039-0000

Address(es) of real estate: 18220-30 Torrence, Lansing, IL 60438

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on this _____ day of June, 2015.

Old Plank Trail Community Bank
as successor in interest to First National
Bank of Illinois, N.A.

By: Christopher Swieca
Its: Senior Vice President

This instrument was prepared by Stephen M. Alderman, 180 N. Stetson Ave., Ste. 1300, Chicago, IL 60601, (312) 288-0103.

STATE OF ILLINOIS)
) SS.:
COUNTY OF COOK)



I, NATASA MILICIC the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CHRISTOPHER SWIECA 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 acknowledged that he/she signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 4th day of JUNE, 2015

Commission expires 10/10, 2016 Natasa Milicic
NOTARY PUBLIC

MAIL TO:

Harvest Thrift Center
C/O Ron Holwerda
3624 Lake Street
Lansing, IL 60438

SEND SUBSEQUENT TAX BILLS TO:

Harvest Thrift Center
C/O Ron Holwerda
3624 Lake Street
Lansing, IL 60438

REAL ESTATE TRANSFER TAX		10-Jun-2015
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

29-36-401-039-0000 | 20150501691131 | 0-687-276-928

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18220-30 Torrence, Lansing, IL - 29-36-401-039-0000

EXHIBIT A PERMITTED EXECPTIONS

1. TAXES FOR NOT YET DUE AND PAYABLE.
2. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.
3. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY.
4. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, AND ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED AS DOCUMENTS 18236429 AND 18894251.
5. TERMS AND CONDITIONS OF THE PERMANENT TELECOMMUNICATIONS EASEMENT THAT THIS EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION PREVIOUSLY RECORDED IN COOK COUNTY, ILLINOIS ON DECEMBER 27, 2011 AS DOCUMENT 113619058 AND RE-RECORDED APRIL 5, 2012 AND RECORDED JULY 23, 2012 AS DOCUMENT 1220529009 IN FAVOR OF QWEST COMMUNICATIONS CORPORATION PURSUANT TO ARE A PERPETUAL EASEMENT AND RIGHT OF WAY (HEREINAFTER, TOGETHER WITH THE RIGHTS AND PRIVILEGES HEREIN GRANTED, THE "EASEMENT") AND RIGHT TO PLACE, LAY, BURY, CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN (INCLUDING AERIAL PATROL), RENEW, REBUILD, REPLACE, UPGRADE, EXPAND, RELOCATE, AND REMOVE FIBER OPTIC CABLES, COPPER CABLES, COAXIAL CABLES OR OTHER CABLES THROUGH WHICH VOICE, DATA, VIDEO OR OTHER SIGNALS ARE TRANSMITTED, CONDUITS, INNER DUCTS, HAND HOLES, SPLICE VAULTS, POLES, OPTICAL OR ELECTRONIC EQUIPMENT, REGENERATOR HUTS, MARKER POSTS OR SIGNS, AND OTHER RELATED FACILITIES APPROPRIATE FOR INSTALLATION, USE, OR MAINTENANCE OF SUCH CABLES (COLLECTIVELY THE "TELECOMMUNICATIONS CABLE SYSTEM"), IN, ON, OVER, UNDER, THROUGH AND/OR ACROSS THE EASEMENT PREMISES. THE EASEMENT PREMISES MEANS ALL THAT REAL PROPERTY THAT (A) EITHER (I) IS INCLUDED WITHIN A PARCEL OF PROPERTY THAT IS DESCRIBED IN EXHIBIT 1 OR (II) HAS A COMMON BOUNDARY WITH A PARCEL OF PROPERTY DESCRIBED IN EXHIBIT 1 (THE "GRANTOR'S PROPERTY") (FOR PURPOSES OF THIS TELECOMMUNICATIONS CABLE SYSTEM EASEMENT DEED, A PARCEL OF PROPERTY SHALL BE DEEMED TO HAVE A COMMON BOUNDARY WITH THE EASEMENT PREMISES IF IT IS SEPARATED BY A NON-NAVIGABLE RIVER OR A STREET, ROAD, OR HIGHWAY, OTHER THAN A NUMBERED STATE OR FEDERAL HIGHWAY) AND THAT (B) (I) IS OR WAS USED AS A RAILROAD RIGHT OF WAY ("RAILROAD RIGHT OF WAY") AND (II) IS ON A SIDE OF THE CENTERLINE OF THE RAILROAD RIGHT OF WAY THAT IS NEXT TO THE GRANTOR'S PROPERTY (THE "GRANTOR SIDE"), AND (III) EXTENDS NO MORE THAN 10.00 FEET ON EACH SIDE OF THE GRANTEE'S TELECOMMUNICATIONS CABLE SYSTEM (A) AS IT EXISTED ON APRIL 13, 2011 (B) WHERE THE ACTIVELY USED COMPONENTS OF THE GRANTEE'S TELECOMMUNICATIONS CABLE SYSTEM ARE MOVED OR PLACED, PROVIDED, HOWEVER, THAT ONLY A SINGLE 20-FOOT EASEMENT PER MOVED COMPONENT

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18220-30 Torrence, Lansing, IL - 29-36-401-039-0000

MAY EXIST AT ANY POINT IN TIME IN THE EASEMENT PREMISES, AND THE WIDTH OF THE MOVED COMPONENT'S EASEMENT PREMISES SHALL BE REDUCED ON ONE SIDE AND INCREASED BY AN EQUAL LINEAR FOOTAGE ON THE OTHER SIDE WHEREVER NECESSARY IN ORDER THAT IT SHALL IN ALL PLACES REMAIN SOLELY WITHIN THE LIMITS OF A SINGLE GRANTOR SIDE OF THE RAILROAD RIGHT OF WAY, AND (C) WHERE NEW COMPONENTS ARE INSTALLED TO CONNECT THE EXISTING TELECOMMUNICATIONS CABLE SYSTEM TO THE EDGE OF THE RIGHT OF WAY. THE EASEMENT SHALL BE CONSTRUED TO GRANT GRANTEE ALL RIGHTS NECESSARY TO ABANDON IN PLACE UNUSED COMPONENTS OF GRANTEE'S TELECOMMUNICATIONS CABLE SYSTEM.

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

I, Christopher Swieca, Senior Vice President of Old Plank Trail Community Bank, as successor in interest to First National Bank

of Illinois, N.A. ("Bank") being duly sworn on oath, states that the Bank owns the property at 18220-30 Torrence, Lansing, IL. 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 easements 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.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration 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. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

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

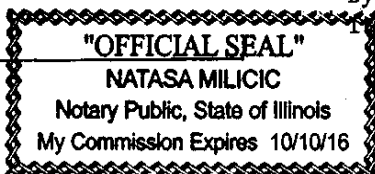
Old Plank Trail Community Bank
as successor in interest to First
National Bank of Illinois, N.A.

SUBSCRIBED and SWORN to before me

this 4th day of JUNE, 2015

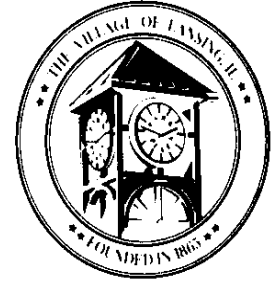
Natasa Milicic

By: Christopher Swieca
Title: Senior Vice President



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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:



VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: First National Bank of Illinois

Mailing Address: 9700 W Higgins Rd, suite 650

Rosemont, IL 60118

Telephone: 630-321-5216

Attorney or Agent: Stephen M Alderman

Telephone No.: 312-288-0102

Property Address 18220-30 Torrence Avenue

Lansing, IL 60438

Property Index Number (PIN) 29-36-401-039-0000

Water Account Number 214 0310 00 02

Date of Issuance: June 5, 2015

State of Illinois)

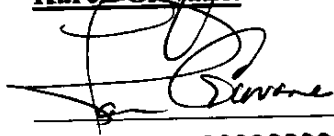
County of Cook)

This instrument was acknowledged before
me on June 5, 2015 by

Karen Giovane.

VILLAGE OF LANSING

By: 
Village Treasurer or Designee



(Signature of Notary Public)(SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.