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CTI-155A4E27114LT
SPECIAL WARRANTY DEED



Doc#: 1517322026 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/22/2015 09:03 AM Pg: 1 of 4

This instrument was prepared by:

Brad S Gerber
Harrison & Held LLP
333 West Wacker Drive, Suite 1700
Chicago, Illinois 60606

After recording return to:

Frank Callero
Fox, Rothschild, LLP
353 North Clark Street, Suite 3650
Chicago, Illinois 60654

(The Above Space For Recorder's Use Only)

THIS SPECIAL WARRANTY DEED is made and entered into as of this 5th day of June, 2015, by BUMBLEBEE PROPERTIES, L.L.C., created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, having an address of 3023 Hartzell Street, Evanston, Illinois 60201, as grantor (the "Grantor") in favor of 5301 DEMPSTER, LLC, an Illinois limited liability company having an address of 303 West Erie Street, Suite 220, Chicago Illinois 60654, as Grantee (the "Grantee").

KNOW ALL MEN BY THESE PRESENTS that Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby GRANT, REMISE, RELEASE, ALIEN, BARGAIN, SELL and CONVEY unto Grantee (collectively, the "Property"): (i) all of that certain tract or parcel of land commonly known as 5301 Dempster Street, Skokie, Illinois 60077 and legally described on **Exhibit A** attached hereto, together with all improvements thereon and rights and appurtenances with respect thereto, including but not limited to all rights of way, tenements, hereditaments, easements, minerals and mineral rights, water and water rights, utility capacity and appurtenances, if any, in any way belonging or appertaining to the land and the improvements and (ii) all of Grantor's right, title and interest in and to all adjoining streets, alleys, private roads, parking areas, curbs, curb cuts, sidewalks, landscaping, signage, sewers and public ways and rights and interests relating thereto.

This conveyance is made subject to those matters described on **Exhibit B** attached hereto.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's successors and assigns forever; and it is agreed that Grantor and Grantor's successors and assigns are hereby bound to warrant and forever defend, all and singular, the Property, unto Grantee and Grantee's successors and assigns against every person whomsoever claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise.

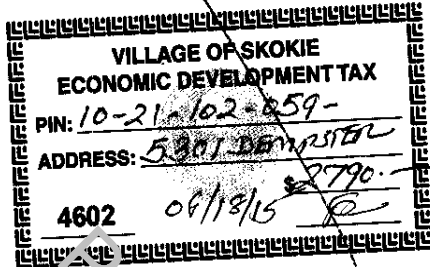
[EXECUTION PAGE FOLLOWS]

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IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its duly authorized representative on its behalf, as of this 5th day of June, 2015.



BUMBLEBEE PROPERTIES, L.L.C.
an Illinois limited liability company

By: *Lynn E. Hansen*
Print Name: Lynn E. Hansen
Its: Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, June M. Hirschenberger, a Notary Public, do hereby certify that Lynn E. Hansen personally known to me to be the Manager of Bumblebee Properties, L.L.C., an Illinois limited liability company, and 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 she signed and delivered the said instrument as Manger of said Company, pursuant to authority, as a free and voluntary act, and as the free and voluntary act and deed of said Company for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 5th day of June, 2015





June M. Hirschenberger
Notary Public

My Commission Expires:
11/12/17

Send subsequent tax bills to:

5301 Dempster, LLC
c/o Elmdale Ventures, LLC
303 West Erie Street, Suite 220
Chicago Illinois 60654

REAL ESTATE TRANSFER TAX		19-Jun-2015
	COUNTY:	465.00
	ILLINOIS:	930.00
TOTAL:		1,395.00
10-21-102-059-0000 20150601698299 0-690-930-560		

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EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

THAT PART OF LOTS 1 THRU 10 INCLUSIVE WHICH LIES SOUTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF LOT 1, SAID POINT BEING 17.0 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 1; THENCE WEST TO A POINT ON THE WEST LINE OF LOT 5, SAID POINT BEING 17.0 FEET SOUTH OF THE NORTH LINE OF LOT 5; THENCE SOUTHWESTERLY TO A POINT ON THE WEST LINE OF LOT 9, SAID POINT BEING 37.0 FEET SOUTH OF THE NORTH LINE OF LOT 9; THENCE SOUTHWESTERLY TO A POINT ON THE WEST LINE OF LOT 10, SAID POINT BEING 54.45 FEET SOUTH OF THE NORTH LINE OF LOT 10, ALL IN BLOCK 1 IN ARTHUR DUNAS TERMINAL SUBDIVISION, A SUBDIVISION OF THE NORTH THREE-QUARTERS (EXCEPT THE SOUTH 30 RODS THEREOF) OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 10-21-102-059-0000

Commonly known as: 5301 W Dempster St, Skokie, Illinois

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EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. Real estate taxes not yet due and payable.
2. A lease with certain terms, covenants, conditions and provisions set forth herein, dated September 7, 2000, Chicago Title Land Trust Company, successor trustee to Cole Taylor Bank, Formerly Known As Wheeling Trust and Savings Bank, as trustee under a trust agreement dated August 2, 1972 and known as Trust Number 72242, lessor, Nextel West Corp., doing business as Nextel Communications, lessee, recorded on October 5, 2000 as Document No. 00779416, beginning on the date Lessee begins commercial operation of the Lessee Facilities or February 1, 2001 (whichever comes first) and ending on the fifth anniversary of the Commencement Date, with two successive five-year options to renew. And all rights thereunder of, and all acts done or suffered thereunder by, said Lessee or by any party claiming by, through or under said Lessee.
3. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees, as more specifically described in the rent roll delivered to Grantee as of the date of this Special Warranty Deed.
4. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Commonwealth Edison Company and Illinois Bell Telephone Company, for purpose public utilities, recorded on October 12, 1973 as Document No. 1r2746005. (For further particulars, see record.)
5. Ordinance No. 05-3-F-3341 establishing special service area #6 for West Dempster Street in the Village of Skokie, recorded July 14, 2008 as Document Number 0819650055 and the terms and provisions contained therein. Assessments paid through the date of closing.
6. Notice of Approval of Village Ordinance No. 00-12-Z-2955 amending the previously approved Special Use Permit for the installation of roof mounted antennas at the existing three-story office building with a medical use at 5301 Dempster Street, Skokie, Illinois in a B-2 Commercial District and granting relief from Section 7.18.1.7 of the Skokie Ordinance pertaining to the maximum height of the antenna structure and repealing Village Ordinance No. 98-3-Z-2746, recorded January 3, 2001 as Document Number 0010005953, and the terms and provisions contained therein.
7. Landscaping Installation and Maintenance Agreement made by and between Cole Taylor Bank Trust No. 72242 and the Village of Skokie, recorded January 3, 2001 as Document Number 0010005952, and the terms and provisions contained therein.