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Doc#: 1518319134 Fee: \$52.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/02/2015 02:45 PM Pg: 1 of 8

The above space for Recorder's use only

SPECIAL WARRANTY DEED

686395
193 7th

THIS INDENTURE, made as of the 29th day of June, 2015 by and between, Rolling Meadows 1047, LLC successor by merger to Free State Plaza Inc., a MD corporation and successor by merger to Fair Lanes Illinois Bowling, Inc, a MD corporation, party of the first part and Lexington Crossing of Rolling Meadows LLC, an Illinois limited liability company, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A
AND HEREBY MADE A PART HEREOF.**

Together with all of the Grantor's right, title and interest in the improvements, hereditaments, easements and appurtenances thereunto belonging, or in anyway 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 heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs 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, and WILL WARRANT AND DEFEND, subject to: the Permitted Title Exceptions, as described on Exhibit "B" attached hereto and made a part hereof.

CITY OF ROLLING MEADOWS, IL REAL ESTATE TRANSFER STAMP	
DATE	7-2-15 \$ 4875.00
ADDRESS	3245 Kirchhoff
11858	Initial <i>CL</i>

SM

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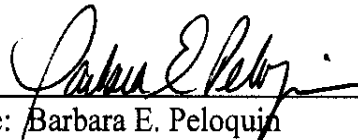
Permanent Real Estate Index Number(s):

02-36-105-009-0000

Address of real estate:

IN WITNESS WHEREOF, said party of the first part has executed this Special Warranty Deed as of the date first above written.

Rolling Meadows 1047, LLC
By: KRCX Illinois Realty, LLC, its sole member

By: 
Name: Barbara E. Peloquin
Title: Vice President

This instrument was prepared by:

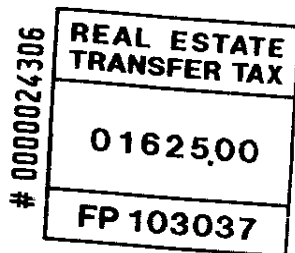
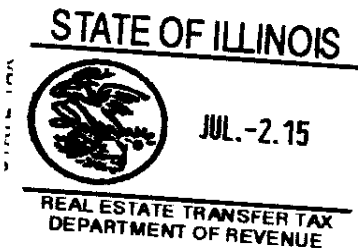
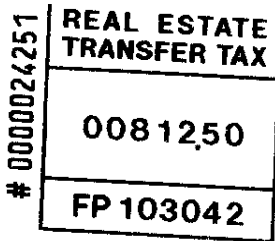
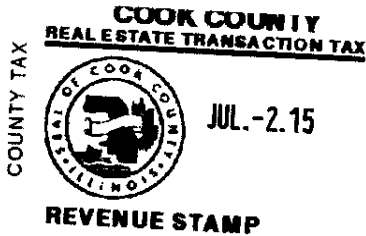
Barbara E. Peloquin, Esq.
c/o Kimco Realty Corporation
10600 W. Higgins Road, Suite 408
Rosemont, IL 60018

Mail to:

Lexington Crossing of Rolling Meadows LLC
c/o Lexington Homes, LLC
1731 N. Marcey, Suite 200
Chicago, Illinois 60614

Mail tax bills to:

Lexington Crossing of Rolling Meadows LLC
c/o Lexington Homes, LLC
1731 N. Marcey, Suite 200
Chicago, Illinois 60614



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STATE OF ILLINOIS)
) ss:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, an officer duly authorized to take acknowledgments, personally appeared Barbara E. Peloquin known to me to be the person described in and who as Vice President of KRCX Illinois Realty, LLC, a limited liability company (the "LLC"), executed the foregoing instrument on behalf of the LLC; and he acknowledged before me that he executed this instrument as a member of the LLC in name of and on behalf of the LLC; that this act was done by authority of the LLC for the uses and purposes set forth in the instrument; and that the foregoing instrument is the free act and deed of the LLC.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, this 24th day of June, 2015, in this State and County.

My Commission expires: 12/28/2015

Maria Whitfield
Notary Public
(Notarial Seal)



Notary Public of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOT "S" DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTHERLY LINE OF SAID LOT "S" 872.48 FEET WESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT "S"; THENCE SOUTHERLY AT RIGHT ANGLES TO THE NORTHERLY LINE OF SAID LOT "S" A DISTANCE OF 365 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 296 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 377.34 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY LINE OF SAID LOT "S" AND THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT "S", BEING THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 975.40 FEET A DISTANCE OF 155.32 FEET TO A POINT OF TANGENCY; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT "S" A DISTANCE OF 141.34 FEET TO THE POINT OF BEGINNING, IN ROLLING MEADOWS UNIT NO. 8, BEING A SUBDIVISION IN THAT PART OF THE WEST HALF OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF KIRCHOFF ROAD IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JULY 19, 1955 AS DOCUMENT NO. 1608437.

Cook County Clerk's Office

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EXHIBIT "B"

PERMITTED EXCEPTIONS

ATTACHED HERETO AND MADE A PART HEREOF

Property of Cook County Clerk's Office

SCHEDULE B

File No.: **3020-686395**

Policy No.: **686395**

EXCEPTIONS FROM COVERAGE

This Policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

Part Two:

1. General real estate taxes for the year(s) 2014 final installment, 2015 and subsequent years.

The first installment of the 2014 taxes in the amount of \$39,763.39 is paid.

The final installment of the 2014 taxes and the 2015 taxes are not yet ascertainable or payable.

Permanent Index Number: 02-36-105-009-0000 (Affects Parcel 1) Vol. 150

If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

2. General real estate taxes for the year(s) 2014 final installment, 2015 and subsequent years.

The first installment of the 2014 taxes in the amount of \$444.79 is paid.

The final installment of the 2014 taxes and the 2015 taxes are not yet ascertainable or payable.

Permanent Index Number: 02-36-105-016-0000 (Affects Parcel 2) Vol. 150

If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

3. This item has been intentionally deleted.

4. Terms, conditions and provisions as contained in a Easement for Sanitary Sewer by and between Hill Homes, Inc. and American national Bank and Trust Company, as trustee under trust no. 13775 recorded September 20, 1958 as document no. 1820166.

Amendment to Easement for Sanitary Sewer recorded as document no. 1898155.

(Affects Parcel 2)

5. Terms, conditions and provisions as contained in a Easement for Storm Sewer by and between Hill Homes, Inc. and American National Bank and Trust Company, as trustee under trust no. 13775 recorded as document no. 1820167.

(Affects Parcel 2)

6. Terms, conditions and provisions as contained in an Easement on Private Property by and between American National Bank and Trust Company, as trustee under the provisions of a trust agreement dated June 12, 1959 and known as trust no. 168567-06 and Northern Illinois Gas Company recorded June 7, 1990 as document no. 90267667.

7. Easements for public utilities, storm drainage, utility, anchor poles and to Northern Illinois Gas Company as shown on the plat of Rolling Meadows Unit no. 8 as document no. 1608437.

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PRO FORMA
Form No. 140204
ALTA Owner's Policy (6-17-06)

PRO FORMA
Policy Page 8
Policy Number: 686395

8. Terms, conditions and provisions as reserved in Deed recorded as document no. 2678926, relating to, but not limited to, ingress and egress.
9. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
10. This item has been intentionally deleted.

End of Schedule B

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)
)SS.
COUNTY OF LAKE)

I, Barbara E. Peloquin, Vice President of KRCX Illinois Realty, LLC, sole member of Rolling Meadows 1047, LLC ("Owner"), being duly sworn on oath, states that the corporate office for the Owner is located at c/o Kimco Realty Corporation, 3333 New Hyde Park Rd., Suite 100, New Hyde Park, New York 11042 and certifies 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 parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements 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 public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a 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 is made by an Illinois Registered Land 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 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.
10. The preparation of a plat for wind energy devices under Section 10-620 of the Property Tax Code.

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.

Rolling Meadows 1047, LLC
By: KRCX Illinois Realty, LLC, its sole member

By: *Barbara E. Peloquin*
Name: Barbara E. Peloquin
Title: Vice President

SUBSCRIBED AND SWORN to before me
this 14th day of May, 2015

Maria Whitfield
NOTARY PUBLIC

