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Doc#: 1525326003 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/10/2015 09:34 AM Pg: 1 of 5

SPECIAL WARRANTY DEED

Above Space for Recorder's use only

THIS SPECIAL WARRANTY DEED, executed this 17th day of August, 2015, to be effective upon delivery, is made by and between **RVI ENTERPRISE LLC**, an Illinois limited liability company having an office at 47 W. Polk Street, #312, Chicago, Illinois 60605 ("Grantor"), and **BOHEMIANS, LLC**, an Illinois limited liability company having an office at 1216 S. New Wilke Road, #106, Arlington Heights, Illinois 60005 ("Grantee").

15NW711754605

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does **REMICISE, RELEASE, ALIEN and CONVEY** unto Grantee, and to its successors 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with the improvements thereon and Grantor's right, title and interest in and to the rights, privileges, easements and appurtenances thereunto belonging, or in anywise appertaining;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, and its successors and assigns, forever.

And Grantor, for it and its successors and assigns, does covenant, promise and agree, to and with Grantee, and Grantee's successors and assigns, that Grantor has not done or suffered to be done, anything whereby the said premises hereby granted are in any manner encumbered or charged, except for and subject to the Permitted Exceptions herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through or under Grantor but none other, Grantor WILL WARRANT AND DEFEND, except for and subject to the "Permitted Exceptions" set forth on Exhibit "B" attached hereto and made a part hereof.

Permanent Real Estate Number (PIN): 09-20-417-039-0000

Address of Premises: 1414 E. Oakton Street, Des Plaines, Illinois 60018

This deed shall be delivered to Grantee, if at all, pursuant to the terms and conditions of that certain Articles of Agreement for Deed between Grantor and Grantee dated April 16, 2013, and upon such delivery, this deed shall become effective.

[Signature Page Follows]

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In Witness Whereof, Grantor has executed this Special Warranty Deed as of the date first above written.

GRANTOR:

RVI ENTERPRISE LLC,
an Illinois limited liability company

By: _____

Ivan Kyuranov
Sole Member

STATE OF ILLINOIS)
) ss.
COUNTY OF Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Ivan Kyuranov**, personally known to me to be the **Sole Member** of **RVI Enterprise LLC**, 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 as such Sole Member, he signed and delivered the said instrument as his 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 official seal, this 19 day of August, 2013



Tamara Freese

Printed Name: _____
(Notary Public)

THIS INSTRUMENT PREPARED BY:

Goldstine, Skrodzki, Russian,
Nemec and Hoff, Ltd.
835 McClintock Drive
Burr Ridge, Illinois 60527
Attention: Daniel J. McCarthy III

AFTER RECORDING RETURN TO:
AND
SEND SUBSEQUENT TAX BILLS TO:

Bohemians, LLC
1414 E. Oakton Street
Des Plaines, Illinois 60018



REAL ESTATE TRANSFER TAX \$ 2.00 PER 1,000.00
NO. 56493

1914 E OAKTON
CITY OF DES PLAINES

REAL ESTATE TRANSFER TAX

24-Aug-2015



COUNTY: 300.00
ILLINOIS: 600.00
TOTAL: 900.00

09-20-417-039-0000 | 20150801619352 | 1-028-347-776

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EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

LOT 1 IN MANDAS' SUBDIVISION OF LOTS 9, 10, 12, 13 AND 14 IN BLOCK 16 IN ARTHUR T. MCINTOSH AND COMPANY'S ADDITION TO DES PLAINES HEIGHTS, BEING A SUBDIVISION OF THAT PART EAST OF RAILROAD OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THAT PART WEST OF DES PLAINES ROAD OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 (EXCEPT 4 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 21 TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: **1414 E. Oakton Street, Des Plaines, Illinois 60018**

PIN: **09 - 20 - 417 - 039 - 0000**

Cook County Clerk's Office

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EXHIBIT "B"
TO
SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

-
- (a) Real estate taxes and assessments not due and payable as of the date hereof.
- (b) All applicable laws, codes, statutes, orders, ordinances, regulations and other legal requirements, including municipal and zoning ordinances.
- (c) Acts done or things suffered by Grantee or anyone claiming by, through or under Grantee.
- (d) Roads, streets and highways.
- (e) Covenants, conditions, restrictions, easements and rights-of-way of record, including, without limitation, the following.
- A 25 FOOT BUILDING LINE AS SHOWN ON THE PLAT OF THE AFORESAID RESUBDIVISION RECORDED AS DOCUMENT 25665225.
 - EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND MIDDLE STATES TELEPHONE CO., CORPORATION OF ILLINOIS, THEIR SUCCESSORS AND ASSIGNS - RIGHT, PERMISSION AND AUTHORITY TO CONSTRUCT, LAY, MAINTAIN RELOCATE, RENEW AND REMOVE EQUIPMENT CONSISTING OF POLES, ANCHORS, GUYS, WIRES, AND UNDERGROUND CONDUITS, CABLES, CABLE POLES AND OTHER NECESSARY ELECTRIC FACILITIES AND TO TRANSMIT AND DISTRIBUTE BY MEANS OF SAID EQUIPMENT, ELECTRIC TO BE USED FOR HEAT, LIGHT, POWER, TELEPHONE AND OTHER PURPOSES, WITH RIGHT OF ACCESS TO SAME FOR MAINTENANCE THEREOF, ALSO TO TRIM OR REMOVE FROM TIME TO TIME SUCH TREES, BUSHES AND SAPLINGS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE INSTRUMENT AND MAINTENANCE OF SUCH FACILITIES IN, UPON, UNDER AND ALONG THE WEST 5.00 FEET OF NORTH 15.00 FEET OF SOUTH 100.00 FEET OF LOT 13 AND THE EAST 5.00 FEET OF THE NORTH 48.25 FEET OF LOT 12 CONTAINED IN GRANT RECORDED APRIL 19, 1961 AS DOCUMENT 18139279.
 - EASEMENT IN, UPON, UNDER AND ALONG THE EAST 5.00 FEET OF THE LAND, TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS THERETO, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY AND MIDDLE STATES TELEPHONE CO. OF ILLINOIS RECORDED APRIL 19, 1961 AS DOCUMENT 18139280.
 - EASEMENT OVER THE WEST 5.00 FEET OF THE NORTH 62.00 FEET AND THE SOUTH 10.00 FEET OF THE NORTH 203.00 FEET OF LOT 1, 5.00 FEET ON THE EAST AND THE NORTHERLY LINES OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH THE RIGHT TO OVERHANG AERIAL SERVICE WIRES AND THE RIGHT OF ACCESS TO SUCH WIRES, AS CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED NOVEMBER 13, 1980 AS DOCUMENT 25665225.

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- EASEMENT IN, UPON, UNDER, OVER AND ALONG THE 5.00 FEET ON THE EAST AND THE NORTHERLY LINES, AND THE WEST 5.00 FEET OF THE NORTH 62.00 FEET OF THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH GAS SERVICE TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY RECORDED NOVEMBER 13, 1980 AS DOCUMENT 25665225.
- EASEMENT FOR PUBLIC UTILITIES OVER THE 5.00 FEET OF THE EAST AND THE NORTHERLY LINES AND THE WEST 5.00 FEET OF THE NORTH 62.00 FEET AND THE SOUTH 10.00 FEET OF THE NORTH 203.00 FEET OF LOT 1 OF THE LAND AS SHOWN ON PLAT OF MANDAS RESUBDIVISION AFORESAID RECORDED AS DOCUMENT 25665225.
- TERMS, PROVISIONS, AND CONDITIONS OF COVENANT RECORDED FEBRUARY 13, 1980 AS DOCUMENT 25360418 MADE BY WHEELING TRUST AND SAVINGS BANK TRUST 725 AND THE CITY OF DES PLAINES, WHEREIN TRUST 725 AGREES TO USE LOTS 9 AND 10 (EXCEPT THE SOUTH 62.00 FEET THEREOF) IN BLOCK 16 FOR RESIDENTIAL PURPOSES ONLY. IF THE CONDITIONS IN SAID AGREEMENT ARE NOT MET, THE VARIATION FOR PARKING FACILITIES ON THE SOUTH 62.00 FEET OF SAID LOTS 9 AND 10 SHALL BE AUTOMATICALLY RELEASED AND ALL SUCH FACILITIES SHALL BE REMOVED AND SAID PROPERTY RESTORED TO ITS PRIOR CONDITION AND CAN BE USED ONLY FOR RESIDENTIAL PURPOSES.

(f) Matters disclosed or shown by that certain ALTA/ACSM Land Title Survey of the premises prepared by John M. Henriksen, dated December 15, 2011, Order No. 110240-ALTA or which would otherwise be disclosed by a current physical inspection of the premises, including, without limitation, the following:

- VIOLATION OF THE BUILDING LINE NOTED ABOVE BY THE BUILDING ON THE LAND BY APPROXIMATELY 19.39 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 110240 PREPARED BY JOHN M. HENRIKSEN DATED DECEMBER 15, 2011.
- ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY APPROXIMATELY 13 FEET AND ONTO THE PROPERTY WESTERLY AND ADJOINING (AFFECTING THE MOST EASTERLY WESTERLY LINE OF THE NORTH 62.00 FEET), AS SHOWN ON PLAT OF SURVEY NUMBER 110240 PREPARED BY JOHN M. HENRIKSEN DATED DECEMBER 15, 2011.
- ENCROACHMENT OF THE CEMENT BLOCKS LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTH AND ADJOINING BY AN UNDISCLOSED AMOUNT, AS SHOWN ON PLAT OF SURVEY NUMBER 110240 PREPARED BY JOHN M. HENRIKSEN DATED DECEMBER 15, 2011.
- ENCROACHMENT OF THE METAL STORAGE LOCATED MAINLY ON THE LAND ONTO THE EASEMENT SHOWN HEREIN AT EXCEPTION REFERENCE LETTER(S) "P" AS SHOWN ON PLAT OF SURVEY NUMBER 110240 PREPARED BY JOHN M. HENRIKSEN DATED DECEMBER 15, 2011.
- PARTY DRIVEWAY LOCATED ON THE LAND AND THE PROPERTY EASTERLY AND ADJOINING, AS DISCLOSED SHARED BLACKTOP AS SHOWN ON THE PLAT OF SURVEY NUMBER 110240 PREPARED BY JOHN M. HENRIKSEN DATED DECEMBER 15, 2011, AND ANY AND ALL POSSIBLE RIGHTS AND OBLIGATIONS RELATING THERETO.