



Doc#: 1528956094 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/16/2015 03:11 PM Pg: 1 of 5

**SPECIAL
WARRANTY DEED
Statutory (Illinois)**

243

20F3
MAINTO
PROPER TITLE, LLC
180 N. LaSalle Street
Ste. 2440
Chicago, IL 60601
PT 15-01920

Above Space for Recorder's use only

THIS SPECIAL WARRANTY DEED, dated effective as of the 8th day of September, 2015, by Johnston Road, LLC, a Delaware limited liability company, whose address is 8600 West North Avenue, Melrose Park, IL 60160 ("**Grantor**") to Loris Masoud, Sonia Artino and Steven T. Artino, as tenants in common, whose address is 123 Kraml Drive, Burr Ridge, IL 60527 (collectively, "**Grantee**").

G M

WITNESSETH, that Grantor, for and in consideration of TEN DOLLARS (\$10.00) cash in hand paid by Grantee, and other good and valuable consideration, the receipt whereof is hereby acknowledged by these presents does REMISE, RELEASE, ALIEN and CONVEY unto Grantee, and to its 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: See Exhibit A

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its 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 set forth in Exhibit B; and that it will warrant and defend the said premises, against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to: All easements (public and private), covenants, restrictions, and rights of the public and the matters set forth on Exhibit B.

Permanent Real Estate Number(s): 23-06-109-007-0000
Address of real estate: 8901 County Line Road, Burr Ridge, Illinois 60527

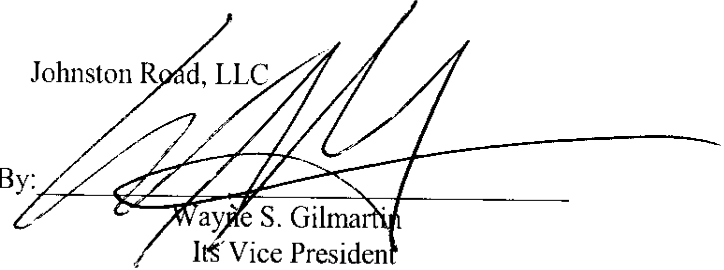
PT 15-1920

UNOFFICIAL COPY

In Witness Whereof, Grantor has executed this instrument effective as of the 8th day of September, 2015.

Johnston Road, LLC

By:


Wayne S. Gilmartin
Its Vice President

ACKNOWLEDGMENT

State of Illinois ss

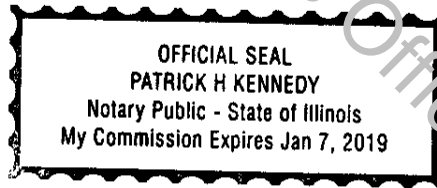
County of ~~Cook~~ DUPAGE ss

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Wayne S. Gilmartin, Vice President of Johnston Road, LLC, 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 he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of the Company for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of September, 2015

Commission expires 01.07 20 19

NOTARIAL SEAL



THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Wayne S. Gilmartin
1101 W. Monroe Street
Suite 200
Chicago, Illinois 60607
(312) 561-5210

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

05-Oct-2015



COUNTY:	1,235.00
ILLINOIS:	2,470.00
TOTAL:	3,705.00

23-06-109-007-0000 | 20150901624551 | 0-834-436-992

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EXHIBIT A LEGAL DESCRIPTION

**OUTLOT C OF HIGHLAND FIELDS, A SUBDIVISION OF PART OF THE
SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12
EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE
NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 12
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
THEREOF RECORDED JUNE 12, 2000 AS DOCUMENT 00429354, IN COOK
COUNTY, ILLINOIS**

Property of Cook County Clerk's Office

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EXHIBIT B PERMITTED EXCEPTIONS

1. THE LIEN OF TAXES FOR THE YEARS 2015 AND THEREAFTER
2. ANY ACTS OF GRANTEE OR ANYONE CLAIMING BY, THROUGH OR UNDER GRANTEE
3. ANNEXATION AGREEMENT - JOHNSTON PROPERTY-HIGHLAND FIELDS RECORDED MARCH 12, 1999 AS DOCUMENT NUMBER 99240060 AND RE-RECORDED JANUARY 13, 2000 AS DOCUMENT NUMBER R2000-35705
4. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 865 ORDINANCE ANNEXING CERTAIN REAL ESTATE (JOHNSTON PROPERTY - 8601 THRU 8701 & 8901 COUNTY LINE ROAD) RECORDED MARCH 18, 1999 AS DOCUMENT NUMBER 99266287.
5. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 893 ORDINANCE ANNEXING CERTAIN REAL ESTATE (87TH STREET PROPERTIES NEAR STARK DRIVE), A COPY OF WHICH WAS RECORDED JANUARY 11, 2001 AS DOCUMENT NUMBER 0010031070.
6. TERMS, CONDITIONS AND PROVISIONS OF COVENANTS, CONDITIONS AND DESIGN RESTRICTIONS FOR THE HIGHLAND FIELDS SUBDIVISION AUGUST 1, 2000 AND RECORDED SEPTEMBER 27, 2000 AS DOCUMENT NUMBER 00752902.
7. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 2000-06 AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE PLEASANT DALE PARK DISTRICT RECORDED JUNE 30, 2000 AS DOCUMENT NUMBER 00491382.
8. TERMS AND CONDITIONS OF HIGHLAND FIELDS L.L.C. SUBDIVISION IMPROVEMENT COMPLETION AGREEMENT A COPY OF WHICH WAS RECORDED JUNE 12, 2000 AS DOCUMENT NUMBER 00429356.
9. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR HTE HIGHLAND FIELDS SUBDIVISION RECORDED AS DOCUMENT 00429355 RELATING TO AMONG OTHER THINGS: EASEMENTS, HOMEOWNERS ASSOCIATION.
10. RESOLUTION NO. 99-11-1 ANNEXATION OF CONTIGUOUS TERRITORY DESPLAINES VALLEY MOSQUITO ABATEMENT DISTRICT COOK COUNTY, ILLINOIS RECORDED DECEMBER 30, 1999 AS DOCUMENT NUMBER 09208122.
11. 16. NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION, A COPY OF WHICH WAS RECORDED FEBRUARY 9, 2000 AS DOCUMENT NUMBER 00102831.
12. . PUBLIC UTILITY AND DRAINAGE EASEMENT AS SHOWN ON THE SUBDIVISION PLAT FOR HIGHLAND FIELDS RECORDED JUNE 12, 2000 AS DOCUMENT 00429354.
13. . DRAINAGE AND DETENTION EASEMENTS AS SHOWN ON THE SUBDIVISION PLAT FOR HIGHLAND FIELDS RECORDED JUNE 12, 2000 AS DOCUMENT 00429354.
14. CONSEQUENCES OF FAILURE OF THE FENCE TO CONFIRM WITH THE LOT LINE ON THE WEST SIDE OF THE PROPERTY (ABUTTING COUNTY LINE ROAD) AND THE NORTH WEST SIDE OF THE PROPERTY (ABUTTING JOHNSTON ROAD) AS SHOWN ON THE SURVEY PREPARED BY INTEC CONSULTANTS, INC. DATED _____ BEING JOB NO. _____.
15. ENCROACHMENT BY ASPHALT TENNIS COURT OVER PUBLIC UTILITY AND DRAINAGE EASEMENT AS DISCLOSED BY SURVEY PREPARED BY INTECH CONSULTANTS, INC. DATED _____ JOB NO. _____.