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Doc#: 1602001261 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/20/2016 01:04 PM Pg: 1 of 7

SPECIAL WARRANTY DEED

(The Above Space For Recorder's Use Only)

This instrument was prepared by:
Kerry B. Wolfe
Law Offices of Kerry B. Wolfe, P.C.
126 Park Lane
Deerfield, Illinois 60015

After recording return to:
Harvey L. Teichman, Esq.
2300 N. Barrington Park Road
Suite 330
Hoffman Estates, Illinois 60169

(The Above Space For Recorder's Use Only)

THIS SPECIAL WARRANTY DEED is made and entered into as of this 19th day of January, 2016, by 9500 River LLC, an Illinois limited liability company 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 9500 W. River Street, Schiller Park, Illinois 60176, as grantor (the "Grantor") in favor of Skyline Properties Schiller Park LLC, an Illinois limited liability company, having an address of 3000 W. Irving Park Road, 2nd Floor, Chicago, Illinois 60618, 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 (i) all of that certain tract or parcel of land commonly known as 9500 W. River Street, Schiller Park, Illinois 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 (the "Property").

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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1775-0253

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Send subsequent tax bills to:

Skyline Properties Schiller Park LLC
c/o Mike Matuschka
3000 W. Irving Park Rd., 2nd fl.
Chicago, Illinois 60618

COOK COUNTY
RECORDED OF DEEDS
SCANNED BY _____

Property of Cook County Clerk's Office

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EXHIBIT A TO SPECIAL WARRANTY DEED LEGAL DESCRIPTION

PARCEL A:

THE EAST 400 FEET OF THE WEST 890 FEET (EXCEPT THE SOUTH 34.65 FEET THEREOF) OF LOT 4 IN O'HARE INDUSTRIAL CENTER, FIRST ADDITION, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF ROBINSON'S RESERVATION IN TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B:

EASEMENT FOR THE BENEFIT OF PARCEL A FOR PUBLIC UTILITIES PURPOSES OVER AND UNDER:

(1) THE WEST 10 FEET OF THE NORTH 125 FEET OF THE SOUTH 159.65 FEET OF LOT 4, THE SOUTH 10 FEET OF LOT 5, THE WEST 10 FEET OF THE NORTH 130 FEET OF THE SOUTH 140 FEET OF LOT 5, THE NORTH 10 FEET OF THE EAST 290 FEET OF THE WEST 490 FEET LOT 4, THE NORTH 10 FEET OF THE SOUTH 169.65 FEET OF THE WEST 240 FEET OF LOT 4 IN O'HARE INDUSTRIAL CENTER, FIRST ADDITION, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF ROBINSON'S RESERVATION IN TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS CREATED BY DEED FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 25, 1955 AND KNOWN AS TRUST NUMBER 18197 TO RICHARD A. MUGALIAN, DATED JUNE 15, 1959 AND RECORDED JUNE 18, 1959 AS DOCUMENT 17572771.

(2) THE WEST 10 FEET OF LOT 3 (EXCEPT THE SOUTH 310 FEET THEREOF) IN O'HARE INDUSTRIAL CENTER FIRST ADDITION AFORESAID, THE WEST 10 FEET OF LOT 6 IN O'HARE INDUSTRIAL CENTER FIRST ADDITION AFORESAID, THE NORTH 10 FEET (EXCEPT THE WEST 10 FEET THEREOF) OF LOT 6 AFORESAID, THE WEST 10 FEET OF THE NORTH 10 FEET OF THE SOUTH 34.65 FEET OF LOT 4 AFORESAID, THE WEST 10 FEET (EXCEPT THE SOUTH 140 FEET THEREOF) OF LOT 5 AFORESAID, THE NORTH 10 FEET (EXCEPT THE WEST 10 FEET THEREOF) OF LOT 5, AFORESAID, THE NORTH 10 FEET OF THE WEST 200 FEET OF LOT 4 AFORESAID, THE EAST 10 FEET OF

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THE WEST 250 FEET OF THE NORTH 81.40 FEET OF THE SOUTH 241.05 FEET OF LOT 4 AFORESAID, THE NORTH 10 FEET OF THE EAST 240 FEET OF THE WEST 490 FEET OF THE SOUTH 241.05 FEET OF LOT 4 AFORESAID, AS RESERVED IN THE FOLLOWING DEEDS: FROM LA SALLE NATIONAL BANK, UNDER TRUST AGREEMENT 18197 TO FRED S. HICKEY CORPORATION, DATED MARCH 3, 1959 AND RECORDED MARCH 6, 1959 AS DOCUMENT 17473931; TO FERDINAND GOLENKO AND ANNA GOLENKO, HIS WIFE, DATED JUNE 9, 1959, AND RECORDED JUNE 12, 1959 AS DOCUMENT 17566913; TO LABORATORY INVESTMENT COMPANY, A CORPORATION, DATED JANUARY 5, 1959 AND RECORDED JANUARY 6, 1959 AS DOCUMENT 17420675, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number:

12-10-300-025-0000 9500 W. River Street, *Scrivener Park IL*
60176

Clerk of Cook County Clerk's Office

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EXHIBIT B TO SPECIAL WARRANTY DEED PERMITTED EXCEPTIONS

Those exceptions provided Section II, Numbers 2, 3, 4, 5, 6, 16 through 32, of that Certain Commitment Number PT15_00253FA1 for an Owner's Title Insurance Policy issued by Proper Title LLC as agent for First American Title Insurance Company with a Commitment date of October 27, 2015.

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REAL ESTATE TRANSFER TAX		20-Jan-2016
	COUNTY:	1,140.00
	ILLINOIS:	2,280.00
	TOTAL:	3,420.00
12-10-300-025-0000 20160101661281		0-447-251-008