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Doc#: 1602133016 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/21/2016 10:39 AM Pg: 1 of 6

SPECIAL WARRANTY DEED

This document was prepared by
Jeffrey Sanchez
Jay Zabel & Associates, Ltd.
55 W Monroe St, Ste 3950
Chicago, IL 60603

10F 3

When recorded return to:
Kaplan Papadakis & Gournis, P.C.
180 North LaSalle Street Suite 2108
Chicago, Illinois 60601
Attn : Dean J. Papadakis, Esq.

KH / DNP

(Above Space for Recorder's Use Only)

The Grantor, The Park Ridge Veterans Club, an Illinois Not-For-Profit Corporation 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 its principal office at 10 W Higgins, Park Ridge, IL 60068, for the consideration of Ten (\$10.00) dollars, the receipt and sufficiency of which is hereby acknowledged, and other good and valuable considerations in hand paid, does hereby GRANT, BARGAIN, REMISE, RELEASE, ALIEN, AND CONVEY to Canfield Higgins, LLC, a Delaware limited liability company holding an eighty percent (80%) undivided ownership interest and DJP Canfield Higgins, LLC, an Illinois limited liability company holding a twenty percent (20%) undivided ownership interest, as Tenants in Common, having its principal office at KPG, 180 N LASALLE ST. #2108, CHICAGO, IL 60601, (the "Grantee") the real property more particularly described on Exhibit A, attached hereto and made a part hereof (the "Property"), situated in the County of Cook in the State of Illinois, subject to the Permitted Exceptions set forth on Exhibit B, attached hereto and made a part hereof. Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

1410 - 201516479

TO HAVE AND TO HOLD the property together with all and singular the rights and appurtenances thereto in any way belonging unto Grantee, and to Grantee's successors and assigns, and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns against every person whomsoever lawfully claiming, or to claim the same or any part thereof through or under Grantor but otherwise subject however to the Permitted Exceptions.

S Y
P 6
S N
SC y
INT Y

PIN: 12-01-306-067-0000 Address of Real Estate: 10 W Higgins, Park Ridge, IL 60068-5702

12-01-306-031-0000
12-01-306-032-0000
12-01-306-033-0000
12-01-306-030-0000

333-07

6

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[Signature page follows.]

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Dated this 10th day of December, 2011.

THE PARK RIDGE VETERANS CLUB, AN ILLINOIS NOT-FOR-PROFIT CORPORATION

by: Harry Benjamin
Harry Benjamin, its Treasurer

Attested by:

Larry Kantroski
Larry Kantroski, Secretary

STATE OF ILLINOIS

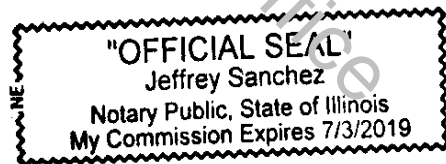
COUNTY OF COOK

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Harry Benjamin, as Treasurer and Larry Kantroski, as Secretary OF The Park Ridge Veterans Club, an Illinois Not-For-Profit Corporation, 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, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.

Given under my hand and official seal, this 10th day of December, 2011

[Signature]
NOTARY PUBLIC

SEND FUTURE TAX BILLS TO:
DEAN PAPADAKIS
180 N. La Salle St. # 2108
Chicago IL 60601



REAL ESTATE TRANSFER TAX		23-Dec-2015
COUNTY:		800.00
ILLINOIS:		1,600.00
TOTAL:		2,400.00

12-01-306-067-0000 | 20151201650055 | 1-611-174-976



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. **41452**

UNOFFICIAL COPY

STREET ADDRESS: 10 W. HIGGINS ROAD
CITY: PARK RIDGE **COUNTY:** COOK
TAX NUMBER: 12-01-306-067-0000

LEGAL DESCRIPTION:

PARCEL 1:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED ON THE NORTH BY THE SOUTH 1/2 OF THE EAST AND WEST VACATED ALLEY (WHICH ADJOINS LOTS 20, 21 AND 22) ON THE WEST BY THE EAST LINE OF SAID LOT 21, ON THE SOUTH BY THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID LOT 21, AND ON THE EAST BY THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT 20, ALL OF SAID LOTS AND VACATED ALLEY BEING IN BLOCK 4 OF KINSY'S PARK RIDGE SUBDIVISION, A SUBDIVISION OF PART OF SECTIONS 1 AND 2, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

EXCEPTING THEREFROM THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION PURSUANT TO DEED RECORDED FEBRUARY 10, 1999 AS DOCUMENT NUMBER 99141121, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 21 WITH THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 20; THENCE ON AN ASSUMED BEARING OF NORTH 79 DEGREES 43 MINUTES 13 SECONDS WEST, ALONG SAID EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 21, A DISTANCE OF 29.53 FEET; THENCE NORTH 49 DEGREES 36 MINUTES 07 SECONDS EAST 42.26 FEET TO A POINT ON SAID SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 20; THENCE SOUTH 05 DEGREES 28 MINUTES 35 SECONDS WEST, ALONG SAID SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 20, A DISTANCE OF 32.81 FEET TO THE POINT OF BEGINNING

PARCEL 2:

LOTS 18, 19, 20 AND 21, IN BLOCK 4 IN KINSEY'S PARK RIDGE SUBDIVISION OF PART OF SECTIONS 1 AND 2, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; THE EAST 1/2 OF THE VACATED ALLEY LYING WEST OF AND ADJOINING LOTS 18, 19 AND 20, AFORESAID; ALL OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING LOT 20 AFORESAID, AND THE SOUTH LINE OF SAID LOT 20, EXTENDED WESTERLY 8 FEET; THE SOUTH 1/2 OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING LOT 2; AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

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EXHIBIT "B" PERMITTED EXCEPTIONS

LEASE MADE BY PARK RIDGE VETERANS CLUB TO SPRINTCOM, INC. DATED DECEMBER 17, 1997, A MEMORANDUM OF WHICH WAS RECORDED APRIL 14, 1998 AS DOCUMENT NO. 98289803, DEMISING THE LAND FOR A TERM OF YEARS 5 YEARS BEGINNING ON DECEMBER 17, 1997, WITH FOUR 5 YEAR EXTENSION PERIODS, 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.

ACCESS EASEMENT IN FAVOR OF SPRINTCOM, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AS DISCLOSED BY THE MEMORANDUM OF LEASE RECORDED APRIL 14, 1998 AS DOCUMENT NUMBER 98289803, AND THE TERMS AND PROVISIONS THEREOF.

LEASE MADE BY AT&T MOBILITY LLC TO DENALI SPECTRUM OPERATIONS, LLC DATED FEBRUARY 22, 2008, A MEMORANDUM OF WHICH WAS RECORDED AUGUST 6, 2010 AS DOCUMENT NO. 1021849020, DEMISING THE LAND FOR A TERM OF 5 YEARS, WITH THE RIGHT TO EXTEND FOR FOUR ADDITIONAL 5 YEAR TERMS, 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.

RIGHT, TITLE AND INTEREST OF AT&T MOBILITY LLC, AS THE "LANDLORD" IN AND TO THE LAND, AS DISCLOSED BY MEMORANDUM OF SITE LEASE RECORDED AS DOCUMENT 1021849020, AND OF ALL PARTIES CLAIMING THEREUNDER.

ACCESS EASEMENT IN FAVOR OF AT&T WIRELESS SERVICES, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AND THE PROVISIONS RELATING THERETO AS DISCLOSED BY THE PLAT OF SURVEY RECORDED AS DOCUMENT NO. 98507401.

UTILITY EASEMENT IN FAVOR OF AT&T WIRELESS SERVICES, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AND THE PROVISIONS RELATING THERETO AS DISCLOSED BY THE PLAT OF SURVEY RECORDED AS DOCUMENT NO. 98507401.

ACCESS EASEMENT IN FAVOR OF NEXTEL, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AND THE PROVISIONS RELATING THERETO AS DISCLOSED BY THE PLAT OF SURVEY RECORDED AS DOCUMENT NO. 98754666.

UTILITY EASEMENT IN FAVOR OF NEXTEL, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AND THE PROVISIONS RELATING THERETO AS DISCLOSED BY THE PLAT OF SURVEY RECORDED AS DOCUMENT NO. 98754666.

UTILITY AND COAX CABLE EASEMENT IN FAVOR OF NEXTEL, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AND THE PROVISIONS RELATING THERETO AS DISCLOSED BY THE PLAT OF SURVEY RECORDED AS DOCUMENT NO. 98754666.

RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.

LEASE MADE BY PARK RIDGE VETERANS CLUB TO CHICAGO SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS DATED MARCH 26, 2014 AND RECORDED APRIL 2, 2014 AS DOCUMENT NO. 1409239090, DEMISING THE LAND FOR A TERM OF YEARS BEGINNING MARCH 26, 2014 AND ENDING MARCH 27, 2019, WHICH IS AUTOAMTICALLY EXTENDED FOR FOUR (4) ADDITIONAL FIVE (5) YEARS 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.

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TERMS, PROVISION AND CONDITIONS CONTAINED IN THE MEMORANDUM OF LEASE AGREEMENT DATED MARCH 26, 2014 AND RECORDED APRIL 2, 2014 AS DOCUMENT NUMBER 1409239090. BETWEEN PARK RIDGE VETERANS CLUB AND CHICAGO SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS FOR INGRESS AND EGRESS, SEVEN (7) DAYS A WEEK TWENTY-FOUR (24) HOURS A DAY ON FOOT OR MOTOR VEHICLE FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF EQUIPMENT.

ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY WEST AND ADJOINING BY APPROXIMATELY 0.07 FEET TO 0.25 FEET, AS SHOWN ON PLAT OF SURVEY PREPARED BY DOLAND ENGINEERING, LLC DATED JANUARY 25, 2015.

ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTH AND ADJOINING BY APPROXIMATELY 0.02 FEET, AS SHOWN ON PLAT OF SURVEY PREPARED BY DOLAND ENGINEERING, LLC DATED JANUARY 25, 2015.

ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY APPROXIMATELY 1.55 FEET, AS SHOWN ON PLAT OF SURVEY PREPARED BY DOLAND ENGINEERING, LLC DATED JANUARY 25, 2015.

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