

UNOFFICIAL COPY

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40023040 (1/1)

Doc#: 1602547083 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/25/2016 12:14 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

THIS INSTRUMENT dated the 12th day of January, 2016, by and between FirstMerit Bank, N.A. (hereinafter "Grantor"), and **Hydrocarbon Minerals II, LLC, an Illinois limited liability company**, whose current mailing address is 9302 S. 83rd Court, Hickory Hills, IL 60457, as to an undivided 75%; and **MRA Properties, Inc., an Illinois corporation**, whose current address is 5011 W. 119th Street Alsip, IL 60803, as to an undivided 25%, (hereinafter "Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN AND NO/100ths (\$10.00) DOLLARS and other good and valuable consideration, to it paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, alien and convey unto the said Grantee, its successors and assigns, the lots, tracts or parcels of land described on Exhibit "A" attached hereto and incorporated herein by reference, subject only to the following exceptions: (a) general real estate taxes not due and payable at the time of Closing; (b) all easements, air rights and covenants, conditions and restrictions of record which shall, at the time of Closing, have been recorded with the Recorder of Deeds of Cook County and which Buyer shall, by accepting the conveyance of the Property, be deemed to have accepted and ratified as of the Closing Date; (c) applicable zoning and building laws and ordinances; (d) acts done or suffered by Buyer or anyone claiming through Buyer; (e) liens and other matters of title over which the Title Insurer is willing to insure without cost to Buyer; (f) utility easements, if any, whether recorded or unrecorded; ("Permitted Exceptions").

Address of Real Estate: 5200-02 W. Washington Boulevard
Chicago, IL 60644

Permanent Real Estate Index No.: 16-09-313-076-0000

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging free and clear from any encumbrance done or suffered by Grantor during the period of time Grantor held fee simple title to the Real Estate.

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IN WITNESS WHEREOF, the below Grantor has executed this Special Warranty Deed on the 12th day of January, 2016.

FirstMerit Bank, N.A.,

BY: *[Signature]*
Lori L. Snelson, Senior Vice President

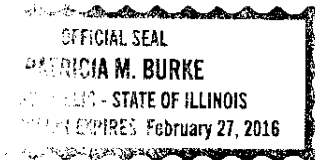
BY: *Kimberly A. Neil*
Kimberly A. Neil, Officer

STATE OF ILLINOIS)

COUNTY OF Cook) SS

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that before me on this day personally appeared Lori L. Snelson, Senior Vice President of FirstMerit Bank, N.A. and Kimberly A. Neil, Officer of FirstMerit Bank, N.A., and acknowledged the said instrument to be their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

WITNESS, my hand and official seal this 12th day of January, 2016.



Patricia M. Burke
NOTARY PUBLIC

Prepared by: William L. Kabaker
951 Forestway Drive
Glencoe, IL 60022

REAL ESTATE TRANSFER TAX		21-Jan-2016
	CHICAGO:	825.00
	CTA:	330.00
	TOTAL:	1,155.00 *

16-09-313-076-0000 | 20160101660712 | 1-408-875-584
* Total does not include any applicable penalty or interest due.

Mail to: *FHMR LLC*
7541 W 99th PL
BRIDGEVIEW IL 60455

Name and address of Taxpayer: *SAME AS ABOVE*

REAL ESTATE TRANSFER TAX		21-Jan-2016
	COUNTY:	55.00
	ILLINOIS:	110.00
	TOTAL:	165.00

16-09-313-076-0000 | 20160101660712 | 2-105-044-032

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EXHIBIT "A"

LOTS 15 AND 16, IN BLOCK 2, IN J.H. WHITESIDE'S AND COMPANY'S SUBDIVISION OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office