

UNOFFICIAL COPY



RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

Diane Yohnka Jorstad
Hynds, Rooks, Yohnka & Bzdill
105 W. Main Street, P.O. Box 685
Morris, IL 60450

Doc#: 1606245051 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/02/2016 02:26 PM Pg: 1 of 4

THIS INSTRUMENT WAS PREPARED BY:

Barbara E. Peloquin, Esq.
c/o Kimco Realty Corporation
10600 West Higgins, Suite 408
Rosemont, IL 60018

This space reserved for Recorder's use only.

SPECIAL (LIMITED WARRANTY) DEED

THIS INDENTURE WITNESSETH that ORLAND PARK 809, LLC, an Illinois limited liability company, successor-by-merger to KRC Orland Park 809, Inc. ("Grantor"), with an address at 3333 New Hyde Park Road, New Hyde Park, New York 11042, GRANTS, BARGAINS AND SELLS to REZIN FAMILY INVESTMENTS LLC, an Illinois limited liability company ("Grantee"), with an address at 5395 Crescent Green Court, Morris, Illinois 60450, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate and improvements thereon in Cook County, Illinois (the "Real Estate"):

See Exhibit A attached hereto and made a part hereof.

This conveyance is subject to:

1. The lien of nondelinquent real estate taxes and assessments;
2. All easements, restrictions, covenants, agreements and other matters of record and easements or claims of easements not shown on the public record;
3. All matters that would be disclosed by an accurate ALTA/ACSM Land Title survey of the Real Estate; and
4. All applicable zoning, building, and land use laws, ordinances, rules and regulations,

Grantor, as its sole warranty herein, specially warrants to Grantee, its successors and assigns, that it will forever defend title to the Real Estate (subject to the matters to which this conveyance is hereinabove made subject) against only those claims of persons claiming title to or asserting claims affecting title to the Real Estate, or any part thereof, by, through or under Grantor, but not otherwise.

NCS- 736755 IL3

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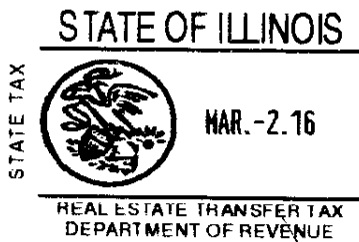
GRANTEE, BY ACCEPTANCE OF THIS DEED, AGREES THAT THE REAL ESTATE IS BEING SOLD AND THAT GRANTEE IS ACCEPTING POSSESSION OF THE REAL ESTATE "AS IS, WHERE IS, AND WITH ALL FAULTS," AND THAT, EXCEPT AS EXPRESSLY SET FORTH IN THE AGREEMENT OF SALE PURSUANT TO WHICH THE REAL ESTATE IS BEING SOLD, THIS DEED OR ANY OTHER DOCUMENTS DELIVERED BY GRANTOR TO GRANTEE CONCURRENTLY HEREWITH, SUCH SALE SHALL BE WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, WARRANTY OF CONDITION (INCLUDING ENVIRONMENTAL CONDITION) OR FITNESS FOR ANY PARTICULAR PURPOSE.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he/she is duly authorized to execute and deliver this deed on behalf of Grantor.

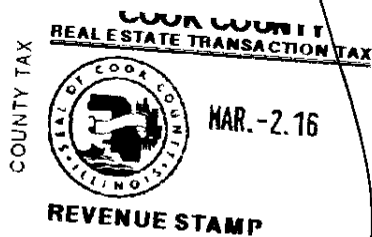
IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 24th day of February, 2016.

ORLAND PARK 809, LLC, an Illinois limited liability company
By: KRCX Illinois Realty, LLC, its sole member

By: *Barbara E. Peloquin*
Name: Barbara E. Peloquin
Title: Vice President



REAL ESTATE TRANSFER TAX
01250.00
0000026480 FP 103037



REAL ESTATE TRANSFER TAX
00625.00
0000026428 FP 103042

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STATE OF ILLINOIS)
) ss:
COUNTY OF Cook)

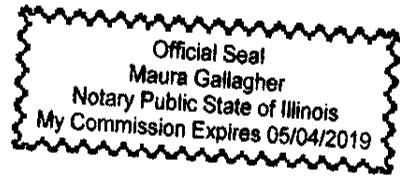
Before me, a Notary Public in and for the State of Illinois, personally appeared Barbara E. Peloquin, the Vice President of KRCX Illinois Realty, LLC, the sole member of Orland Park 809, LLC, an Illinois limited liability company, who acknowledged the execution of the foregoing Special (Limited) Warranty Deed for and on behalf of said limited liability company.

Witness my hand and Notarial Seal this 2nd day of February, 2016.

Printed Name: Maura Gallagher
Notary Public

I am a resident of Cook County, Illinois.

My commission expires: 5/4/2019



This Document Prepared by: Barbara E. Peloquin

After Recording, Return to: Diane Yohnka Jorstad
Hynds, Rooks, Yohnka & Bzdill
105 W. Main Street, P.O. Box 685
Morris, IL 60450

Send Future Tax Bills to: Rezin Family Investments LLC
5395 Crescent Green Court
Morris, Illinois 60450

Property of Cook County Clerk's Office

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THAT PART OF LOT 106 IN CATALINA'S COMMERCIAL AND INDUSTRIAL SUBDIVISION OF LOTS 3 AND 6 IN SILVER LAKE GARDENS UNIT NUMBER 7 A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST QUARTER (EXCEPT THE WEST 270 FEET OF THE SOUTH 260 FEET THEREOF) AND THE SOUTH 20 ACRES OF THE WEST 1/2 OF THE NORTHWEST QUARTER (EXCEPT THAT PART DEDICATED FOR ROAD RIGHT OF WAY) ALL IN SECTION 18, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED MARCH 22, 1976 AS DOCUMENT NUMBER 23423778 IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 106 AND PARCEL B, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF HARLEM AVENUE; THENCE NORTHERLY ALONG THE WESTERLY LINE OF LOT 106 AND PARCEL B AND SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 00° 00' 00" EAST, 186.69 FEET TO A POINT ON THE NORTHERLY LINE OF PARCEL B, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 158TH STREET DEDICATED BY PLAT RECORDED JANUARY 20, 1982, AS DOCUMENT NUMBER 26117900; THENCE EASTERLY ALONG SAID NORTHERLY LINE OF PARCEL B AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF 158TH STREET, NORTH 89° 46' 15" EAST, 233.84 FEET TO A POINT ON A CURVE, SAID POINT ALSO BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 71ST COURT; AND ALSO BEING ON THE NORTHEASTERLY LINE OF PARCEL B; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND THE NORTHEASTERLY LINE OF LOT 106 AND PARCEL B, ALONG THE ARC OF A CIRCLE CONVEX SOUTHWESTERLY HAVING A RADIUS OF 263.57 FEET, 23.07 FEET (THE CHORD THEREOF BEARING SOUTH 36° 10' 14" EAST, 28.06 FEET) TO A POINT ON THE EASTERLY LINE OF LOT 106 AND PARCEL B; THENCE SOUTHERLY ALONG SAID EASTERLY LINE SOUTH 00° 00' 00" WEST, 164.86 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 106 AND PARCEL B; THENCE WESTERLY ALONG SAID SOUTHERLY LINE, NORTH 89° 67' 42" WEST, 250.00 FEET TO THE POINT OF BEGINNING.

Commonly known as:

15801 Harlem Avenue
Orland Park, Illinois

PIN: 28-18-300-014-0000