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Doc#: 1606219106 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/02/2016 01:57 PM Pg: 1 of 4

ABOVE SPACE IS FOR RECORDING PURPOSES ONLY

SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 29th day of February 2016, between Hillside Wolf, L.L.C., a Delaware limited liability company, party of the first part, whose address is 2901 Butterflied Road, Oak Brook, IL 60523 to Go Hillside, LLC, an Illinois limited liability company with an address of P.O. Box 681, Itasca, Illinois, 60143 party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable considerations in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does GRANT, SELL AND CONVEY unto the party of the second part, and to its heirs 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" attached hereto, subject to matters listed on Exhibit "A-1" attached hereto.

TO HAVE AND TO HOLD said real estate, together with all and singular the rights and appurtenances thereto in anyway belonging, unto the party of the second part and its successors and to WARRANT AND FOREVER DEFEND all and singular said real estate unto the party of the second part, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through or under the party of the first part but not otherwise and subject to any such matters listed on Exhibit "B".

P.I.N.(s): 15-29-100-012-0000 and 15-29-100-014-0000

Address of Real Estate: 2201-37 S. Wolf Road, Hillside, Illinois

8980342 D2 D6 2 of 4

STATE OF ILLINOIS



MAR.-2.16

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000026477

REAL ESTATE
TRANSFER TAX

04075.00

FP 103037

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



MAR.-2.16

REVENUE STAMP

0000026425

REAL ESTATE
TRANSFER TAX

02037.50

FP 103042

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Vice President, the day and year first above written.

Hillside Wolf, L.L.C., a Delaware limited liability company

By: Inland National Development Corporation, a Delaware corporation, its sole member

By: Pamela C. Stewart
Pamela C. Stewart, Vice President

STATE OF ILLINOIS)
) SS.
COUNTY OF DeWitt)

I, the undersigned, a Notary Public, in and for the county and state aforesaid, DO HEREBY CERTIFY that Pamela C. Stewart, personally known to me to be the Vice President of Inland National Development Corporation, and personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Vice President, she has signed and delivered the said instrument as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 25th day of February, 2016.

Vivian L. Brown
Notary Public

My commission expires:



Prepared by:

Gary Pechter, Esq.
Assistant General Counsel & Senior Vice President
The Inland Real Estate Group, Inc.
2901 Butterfield Road
Oak Brook, IL 60523

MAIL TO:

John Mantas, Esq.
Skoubis & Mantas, LLC
1300 West Higgins Road, Suite 209
Park Ridge, Illinois 60068

SEND SUBSEQUENT TAX BILLS TO:

Go Hillside, LLC
P.O. Box 681
Itasca, IL 60143

2201-37 Wolf Rd.
VILLAGE OF HILLSIDE
\$30,562.50 3-2-16
722164 REAL ESTATE TRANSFER TAX

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EXHIBIT A
LEGAL DESCRIPTION

LOT 1 IN INLAND GROUP CONSOLIDATION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT RECORDED AS DOCUMENT 1506829046

Property of Cook County Clerk's Office

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EXHIBIT A-1 PERMITTED EXCEPTIONS

1. NON-DELINQUENT GENERAL REAL ESTATE TAXES AND ASSESSMENTS FOR 2015 SECOND INSTALLMENT AND SUBSEQUENT YEARS.
2. ALL RIGHTS OF THE LESSEES LISTED BELOW AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES;
 - A. VERIZON WIRELESS
 - B. MODA SALON
 - C. THE UPS STORE
 - D. ROYAL CLEANERS
 - E. PRIMA LA PIZZA
 - F. LANDGUARD EAGLE
 - G. ILLINOIS LAND BANK
 - H. JIMMY JOHN'S
3. EASEMENT IN, UPON, UNDER, OVER AND ALONG THE SOUTH 10 FEET OF THE WEST 126.26 FEET (EXCEPT THE EAST 10 FEET) AND THE EAST 10 FEET OF THE WEST 126.26 FEET OF THE SOUTH 121.44 FEET AND SOUTH 10 FEET OF THE NORTH 308.75 FEET OF THE EAST 95.45 FEET AND THE EAST 10 FEET OF THE NORTH 298.75 FEET OF THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH GAS SERVICE TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY RECORDED NOVEMBER 17, 1987 AS DOCUMENT 87604973.
4. A 10 FOOT EASEMENT FOR WATERMAIN AS SHOWN ON PLAT OF SURVEY.
5. EASEMENT FOR SEPTIC SYSTEM RUNNING THROUGH THE LAND AS SHOWN ON PLAT OF SURVEY.
6. EASEMENT FOR PUBLIC UTILITIES POLES AND WIRES ALONG THE NORTH AND WEST LINES OF THE LAND.
7. TERMS, PROVISIONS AND CONDITIONS OF THE ENVIRONMENTAL NO FURTHER REMEDIATION LETTER ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND RECORDED SEPTEMBER 27, 1999 AS DOCUMENT 99911826.
8. EASEMENT FOR PUBLIC UTILITIES POLES AND WIRES ALONG THE NORTH LINE OF THE LAND AS DISCLOSED BY SURVEY NO. 160932 PREPARED BY SCHOMIG LAND SURVEYORS, LTD. DATED JANUARY 22, 2016.
9. TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE NO FURTHER REMEDIATION LETTER RECORDED OCTOBER 15, 2008 AS DOCUMENT NUMBER 0828954006.
10. ENCROACHMENT OF THE CURB LOCATED MAINLY ON THE LAND ONTO THE PROPERTY EAST AND ADJOINING BY APPROXIMATELY 2.93 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 160932 PREPARED BY SCHOMIG LAND SURVEYORS, LTD. DATED JANUARY 22, 2016.