

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

### Property Address:

1133 Westgate Street &  
1118 North Boulevard  
Oak Park, Illinois 60301

**PIN:** 16-07-124-036-0000  
16-07-124-037-0000  
16-07-124-039-0000  
16-07-124-040-0000  
16-07-125-006-0000  
16-07-125-026-0000  
16-07-125-030-0000  
16-07-125-023-0000  
16-07-125-025-0000  
16-07-125-029-0000  
16-07-125-007-0000

### Return Deed To:

Sanford H. Zatzoff, Esq.  
Holt Ney Zatzoff & Wasserman, LLP  
100 Galleria Parkway, Suite 1800  
Atlanta, Georgia 30339

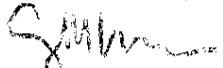
### Send Subsequent Tax Bills To:

LMC Oak Park Holdings, LLC  
1300 E. Woodfield Rd. Suite 304  
Schaumburg, IL 60173  
Attn: Mr. Doug G. Bober, Jr.



**Doc#:** 1606929047 **Fee:** \$52.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/09/2016 04:01 PM Pg: 1 of 8

EXEMPTION APPROVED

  
CRAIG M. LESNER, CFO  
VILLAGE OF OAK PARK

THE ABOVE SPACE FOR RECORDER'S USE ONLY

## SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 4<sup>th</sup> day of March, 2016, between the Village of Oak Park, a home rule municipal 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 ("Grantor"), and LMC Oak Park Holdings, LLC, a Delaware limited liability company, whose address is 1300 E. Woodfield Rd. Suite 304, Schaumburg, IL 60163, authorized to conduct business in the State of Illinois ("Grantee").

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, CONVEY and

668363 PY 2 of 9

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WARRANT unto the Grantee, and pursuant to the authority of the Board of Trustees of the Village of Oak Park, Illinois, and to Grantee's successors and assigns FOREVER, all interest in the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE **ATTACHMENT "A"** ATTACHED HERETO AND MADE A PART HEREOF.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances:

**TO HAVE AND TO HOLD** the said premises as described above, with the appurtenances, unto Grantee and Grantee's successors and assigns forever.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK -  
SIGNATURE PAGE FOLLOWS]

EXEMPTION APPROVED



CRAIG M. LESNER, CFO  
VILLAGE OF OAK PARK

Property of Cook County Clerk's Office

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VILLAGE OF OAK PARK, an Illinois municipal corporation

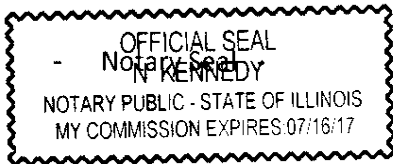


By: Cara Pavlicek  
Its: Village Manager

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, Karen D. Blackaller, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Cara Pavlicek personally known to me to be the Village Manager of the Village of Oak Park, an Illinois municipal corporation (the "Village"), and 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 she signed and delivered the said instrument as her own free and voluntary act, and as the free and voluntary act of the Village for the uses and purposes therein set forth.


Given under my hand and official seal this 4th day of March, 2016.

  
Notary Public

This instrument prepared by: Paul L. Stephanides, Village Attorney, Village of Oak Park, 123 Madison Street, Oak Park, Illinois 60302

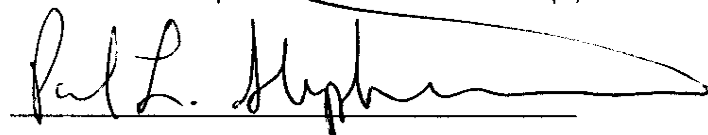
This deed is exempt from the provisions of the Illinois Real Estate Transfer Tax Act under 35 ILCS 200/31-45(b).

Dated: March 4th, 2016



This deed is exempt from the Village of Oak Park Real Estate Transfer Tax pursuant to Section 23A-1-6(A) of the Oak Park Village Code.


Dated: March 4th, 2016



REVIEWED AND APPROVED

  
CRAIG M. LESNER, CFO  
VILLAGE OF OAK PARK

REVIEWED AND APPROVED  
AS TO FORM

  
MAR 0 2016  
LAW DEP.

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## ATTACHMENT A

### PARCEL 1:

The East Half of Lot 5 and all of Lots 6 and 7 (except the South 18-1/2 feet of said Lots 5, 6 and 7) in Block 1 in Whaple's Subdivision; also Lots 9 and 10 (except the South 18-1/2 feet thereof) in Hoard and Others' Subdivision of Lot 1 (except the North 100.00 feet thereof) in Niles Subdivision of Lots 10 to 16, both inclusive, and the West 13 feet of Lot 17 in Skinner's Subdivision, all of above being in the Southwest Quarter of the Northwest Quarter of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

### PARCEL 2:

Lots 1 and 2 in 1121-23 Lake Street Building Partnership Subdivision, a subdivision in the Southwest Quarter of the Northwest Quarter of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, Village of Oak Park, Cook County, Illinois.

### PARCEL 3: INTENTIONALLY DELETED

### PARCEL 4:

The West 10 feet of Lot 11 (except the North 18-1/2 feet conveyed for street) in Hoard and Others' Subdivision of Lot 1 (except the North 100 feet) in Niles Subdivision of Lots 10 to 16 inclusive, and the West 13 feet of Lot 17 in Skinner's Subdivision of the Southwest corner of the Northwest 1/4 of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Lot 8 (except the South 92 feet and except the North 18-1/2 feet conveyed for street) in Block 1 in Whaple's Subdivision of land in the Southwest 1/4 of the Northwest 1/4 of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

That part of Lot 9 in Block 1 in Whaple's Subdivision of land in the Southwest 1/4 of the Northwest 1/4 of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian lying North of a line described as follows:

Commencing at a point on the West line of Lot 9, 98.92 feet North of the North line of North Boulevard as occupied, thence East on a line parallel with the North line of North Boulevard 50.0 feet to the East line of Lot 9 (except the North 18 1/2 feet conveyed for street) in Whaple's Subdivision of land in the Southwest 1/4 of the Northwest 1/4 of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

### PARCEL 5:

Lots 22, 23, 24 and the East 15 feet of Lot 25 in Hoard & Others' Subdivision of Lot 1 (except the North 100 feet thereof) in Niles' Subdivision of Lots 10 to 16, inclusive and the West 13 feet of Lot 17 in Skinner's Subdivision of Land in the Southwest corner of the Northwest Quarter of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

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The West 10 feet of Lot 25, all of Lot 26 and Lot 27 (except the West 6 inches thereof) in Hoard & Others' Subdivision of Lot 1 (except the North 100 feet thereof) in Niles' Subdivision of Lots 10 to 16, inclusive and the West 13 feet of Lot 17 in Skinner's Subdivision of Land in the Southwest corner of the Northwest Quarter of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

The South 92 feet of Lot 8 in Block 1 in Whaple's Subdivision of Land in the Southwest Quarter of the Northwest Quarter of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, and the West 6 inches of Lot 27 in Hoard & Others' Subdivision of Lot 1 (except the North 100 feet thereof) in Niles' Subdivision of Lots 10 to 16, inclusive and the West 13 feet of Lot 17 in Skinner's Subdivision of Land in the Southwest corner of the Northwest Quarter of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

That part of Lot 9 in Block 1 in Whaple's Subdivision of Land in the Southwest Quarter of the Northwest Quarter of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, lying South of a line described as follows: Commencing at a point on the West line of Lot 9, 98.92 feet North of the North line of North Boulevard as occupied; thence East on a line parallel with the North line of North Boulevard 50.0 feet to the East line of Lot 9, all in Cook County, Illinois.

A strip of land 20 feet, more or less, lying immediately South of and adjoining the South line of Lots 8 and 9 in Block 1 in Whaple's Subdivision of Land in the Southwest Quarter of the Northwest Quarter of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, and North of North line of North Boulevard in Village of Oak Park as actually laid out and established, all in Cook County, Illinois.

## PARCEL 6:

The East 15 feet of Lot 11 (except the North 18.5 feet thereof) and all of Lots 12 and 13 (except the North 18.5 feet of each of said Lots) in Hoard and Others' Subdivision of Lot 1 (except the North 100 feet thereof) in Niles' Subdivision of Lots 10, 11, 12, 13, 14, 15, 16 and the West 13 feet of Lot 17 in Skinner's Subdivision in the Southwest 1/4 of the Northwest 1/4 of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

## PROPERTY ADDRESS:

1133 Westgate Street &  
1118 North Boulevard  
Oak Park, Illinois 60301

## PERMANENT INDEX NUMBERS:

16-07-124-036-0000 (affects part of Parcel 1)  
16-07-124-037-0000 (affects remainder of Parcel 1)  
16-07-124-039-0000 (affects part of Parcel 2)  
16-07-124-040-0000 (affects remainder of Parcel 2)  
16-07-125-006-0000 (affects part of Parcel 4)  
16-07-125-026-0000 (affects part of Parcel 4)

# UNOFFICIAL COPY

- 16-07-125-030-0000 (affects remainder of Parcel 4)
- 16-07-125-023-0000 (affects part of Parcel 5)
- 16-07-125-025-0000 (affects part of Parcel 5)
- 16-07-125-029-0000 (affects remainder of Parcel 5)
- 16-07-125-007-0000 (affects Parcel 6)

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

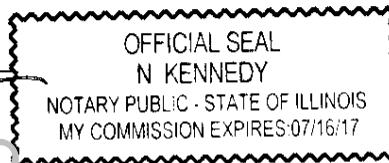
The Grantor or its agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: March 4, 2016

*Clem Paulin*  
Grantor or Agent

SUBSCRIBED and SWORN TO before me this 4<sup>th</sup> day of March, 2016.

*N. Kennedy*  
NOTARY PUBLIC



REVIEWED AND APPROVED  
AS TO FORM

*[Signature]*  
MAR 05 2016  
LAW DEPARTMENT

The Grantee or its agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: March \_\_\_\_\_, 2016

\_\_\_\_\_  
Grantee or Agent

SUBSCRIBED and SWORN TO before me this \_\_\_\_\_ day of March, 2016.

\_\_\_\_\_  
NOTARY PUBLIC

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C. misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

EXEMPTION APPROVED

*[Signature]*  
CRAIG M. LESNER, CFO  
VILLAGE OF OAK PARK

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## STATEMENT BY GRANTOR AND GRANTEE

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Dated: March \_\_\_\_\_, 2016

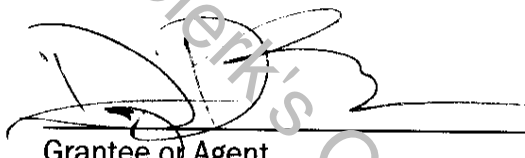
\_\_\_\_\_  
Grantor or Agent

SUBSCRIBED and SWORN TO before me this \_\_\_\_\_ day of March, 2016.


\_\_\_\_\_  
NOTARY PUBLIC

The Grantee or its agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: March 4, 2016

  
\_\_\_\_\_  
Grantee or Agent

SUBSCRIBED and SWORN TO before me this 4th day of March, 2016.

  
\_\_\_\_\_  
NOTARY PUBLIC



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C. misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]