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This instrument was prepared by,

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642 N. Dearborn St.,
Chicago, Illinois 60654

Doc#: 1608349176 Fee: \$58.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/23/2016 11:36 AM Pg: 1 of 6

Dec ID 20160301675342
ST/CO Stamp 1-291-486-784 ST Tax \$2,330.00 CO Tax \$1,165.00

Above Space for Recorder's Use

01146-25978 1 of 1 MS

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH THAT NAPLETON'S HOLDINGS, LLC, an Illinois limited liability company, whose address is 10400 W. Higgins Road, Rosemont, Illinois 60018, ("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, the receipt, adequacy and sufficiency of which is hereby acknowledged, by these presents does GRANT, BARGAIN, AND SELL unto IMPERIAL SALES, LLC, an Illinois limited liability company, whose address is 4747 W. Peterson Avenue, Chicago, Illinois 60646 ("Grantee"), the following described real property located in the County of Cook, State of Illinois and legally described as follows:

See Legal Description attached hereto as Exhibit A and hereby made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, all the reversion and reversions, ten ainder 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 property, with the hereditaments and appurtenances: TO HAVE AND TO HOLD said property, with the appurtenances, unto Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that said property against all persons lawfully claiming, or to claim the same, by through and under Grantor, but not otherwise, Grantor will WARRANT AND DEFEND, subject to: the Permitted Title Exceptions, as described on Exhibit B attached hereto and hereby made a part hereof.

Permanent Index Number(s): 09-21-204-053

STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPERVILLE, IL 60563

Common Address: 1580 Northwest Highway, Park Ridge, Illinois 60076

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[Signature Page Follows]

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EXHIBIT A TO DEED

Legal Description

PARCEL 1: LOT 1 IN WILLIAM L. KUNKEL AND COMPANY'S RESUBDIVISION OF CERTAIN LOTS AND PARTS OF LOTS IN BLOCK 3; AND ALL OF THE VACATED ALLEY IN SAID BLOCK; TOGETHER WITH PART OF THE SOUTH 1/2 OF VACATED ASHLAND AVENUE; AND PART OF VACATED FARRELL AVENUE, ALL BEING IN FARRELL PARK, BEING A SUBDIVISION OF LOT 8 IN GARLAND ESTATES DIVISION OF LANDS IN SECTION 16 AND SECTION 21, BOTH IN TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2. ALL RIGHT, TITLE AND INTEREST IN AND TO THOSE CERTAIN NON-EXCLUSIVE INGRESS, EGRESS, PARKING AND SURFACE AND SUB-SURFACE DRAINAGE EASEMENTS CREATED PURSUANT TO DECLARATION AND GRANT OF EASEMENTS FILED FOR RECORD ON MARCH 31, 1986 AS DOCUMENT 86121687 OVER AND ACROSS THE PROPERTY DESCRIBED THEREIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 2 AND 5 IN RENAISSANCE 11, A RESUBDIVISION OF LOT 2 IN WILLIAMSBURG OFFICE COMPLEX, A SUBDIVISION BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, BOTH IN TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF PARK RIDGE, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED ON MARCH 17, 1976 AS DOCUMENT 23419684, IN COOK COUNTY, ILLINOIS.

PARCEL 3: ALL RIGHT, TITLE AND INTEREST IN AND TO THOSE CERTAIN NON-EXCLUSIVE INGRESS, EGRESS, PARKING AND SURFACE AND SUB-SURFACE DRAINAGE EASEMENTS CREATED PURSUANT TO DECLARATION AND GRANT OF EASEMENTS FILED FOR RECORD ON MARCH 31, 1986 AS DOCUMENT 86121687, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 IN WILLIAMSBURG OFFICE COMPLEX, A SUBDIVISION BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, BOTH IN TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF PARK RIDGE, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 12, 1975 AS DOCUMENT 23185011, IN COOK COUNTY, ILLINOIS.

AND

LOTS 1 AND 4 IN RENAISSANCE II, A RESUBDIVISION OF LOT 2 IN WILLIAMSBURG OFFICE COMPLEX, A SUBDIVISION BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, BOTH IN TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF PARK RIDGE, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED ON MARCH 17, 1976 AS DOCUMENT 23419684, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 09-21-204-053

Common Address: 1580 Northwest Highway, Park Ridge, Illinois 60068

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EXHIBIT B TO DEED

Permitted Title Exceptions

1. General real estate taxes for year(s) 2015 are not yet due and payable.
2. Rights of Tenants as tenants only under existing unrecorded leases per attached rent roll.
3. Easement over the land as set forth in Grant from Chicago Title and Trust Company, as Trustee under Trust dated October 1, 1972 and known as Trust Number 61027, to Central Telephone Company, recorded May 8, 1973 as Document Number 22315941, for the purpose of operating, maintaining, repairing, renewing, replacing and removing Grantee's installed facilities.
4. Easement for ingress, egress, parking and surface and subsurface drainage over and upon portions of the land and other property, for the benefit of the same, as created by Declaration and Grant of Easement recorded March 31, 1986 as Document Number 86121687.

(Affects Parcels 1 and 2 and other property not now in question)

5. Covenants and conditions contained in the plat of subdivision recorded August 14, 1975 as document number 23185011 as to construction, easements and that the property be a planned unit development.

Note: Said instrument contains no provision for a forfeiture of or reversion of title in case of breach of condition.

(Affects Parcel 2 and other property not now in question)

6. Easements, conditions, restrictions, covenants contained in the Renaissance II Subdivision of Park Ridge Property Owners Association Declaration of Covenants, Conditions, Restrictions and Easements recorded January 4, 1980 as document number 25306315, made by Chicago Title and Trust Company, a Corporation of Illinois, as Trustee under Trust Agreement dated December 26, 1979 and known as Trust Number 1076681, and Chicago Title and Trust Company, a Corporation of Illinois, as Trustee under Trust Agreement dated March 22, 1976 known as Trust Number 1067588.

(Affects Parcel 2 and other property not now in question)

7. Grant of Easement dated March 18, 1977 and recorded March 18, 1977 as document number 23855014, to Central Telephone Company of Illinois, The Illinois Bell Telephone Company, the Commonwealth Edison Company, the Northern Illinois Gas Company and their respective successors and assigns, for the purpose of serving land with electric, communication and gas service.

(Affects Parcel 2 and other property not now in question)

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8. Declaration and Grant of Easement dated March 31, 1986 and recorded March 31, 1986 as document number 86121687, made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated March 13, 1986 and known as Trust Numbers 66781, 66782, 66873, 66784, 66785 and 66786 on and over the land for ingress and egress, parking and surface and subsurface drainage purposes.

(Affects Parcels 1 and 2 and other property not now in question)

9. Easement in, upon, under, over and along the land, to install and maintain all equipment for the purpose of serving the land and other property with telephone, electric, and gas service, together with right of access to said equipment, as created by Grant to Central Telephone Company of Illinois, the Commonwealth Edison Company, the Northern Illinois Gas Company and their successors and assigns, recorded May 2, 1976, as document number 23482278.

(Affects Parcel 2)

10. Easement for the purpose of installing and maintaining all telephone and electric equipment to Central Telephone Company and the Commonwealth Edison Company, as shown on the Grant recorded March 31, 1970 as document number 21123495.

(Affects Parcel 2 and other property not now in question)

11. Easements as shown on the Plat of Renaissance II granted to the Northern Illinois Gas Company, the Commonwealth Edison Company, Central Telephone Corporation of Illinois and the City of Park Ridge, their heirs, successors and assigns, to enter upon said land for the purpose of installing, constructing, operating, renewing and maintaining, sanitary sewers, water mains, landscaping, storm drainage, detention telephone cables, electric conduits, gas lines and mains and appurtenances for the joint use of all the lots in said resubdivision, for vehicle parking purposes, parking lot and street purposes and for ingress and egress to and from the land over, under and upon all the property as shown in said plat, dated February 16, 1975 recorded March 17, 1976 as document number 23419684, under and upon all the real estate thereon plated except so much thereof upon which buildings and structures are to be built.

(Affects Parcel 2 and other property not now in question)

12. Provisions of a certain planned use development ordinance adopted by the City of Park Ridge, known as Ordinance No. 75-62, dated November 3, 1975, to which the land is made subject by Plat of Subdivision document number 23419684.

Note: Said instrument contains no provision for a forfeiture of or reversion of title in case of breach of condition.

(Affects Parcel 2 and other property not now in question)

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13. Terms, provisions and conditions relating to the easement described as Parcels 2 and 3 contained in the instrument creating such easement.
14. Rights of the adjoining owners to the concurrent use of the easement described as Parcels 2 and 3.

Property of Cook County Clerk's Office