

# UNOFFICIAL COPY

**Prepared by:**

Charles D. Mangum  
Schain, Banks, Kenny & Schwartz, Ltd.  
70 W. Madison St., Ste. 5300  
Chicago, Illinois 60602

**After Recording return to:**

Mitch Phillips  
Dubin Singer PC  
123 North Wacker Drive, Suite 1600  
Chicago, Illinois 60606



Doc#: 1610916058 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/18/2016 03:55 PM Pg: 1 of 5

(For Recorder's Use Only)

THIS SPECIAL WARRANTY DEED is made as of the 13<sup>th</sup> day of April, 2016, by **801 PROPERTY CORP.**, an Illinois corporation (f/k/a 801 Corp.), having an address at 425 Huehl Road, Building 3, Northbrook, IL 60062 and **1330 COTTAGE GROVE LLC**, an Illinois limited liability company, having an address at 425 Huehl Road, Building 3, Northbrook, IL 60062 (collectively the "Grantors"), to and in favor of **FD FORD HEIGHTS ILLINOIS LINCOLN HWY AND COTTAGE GROVE LLC**, an Illinois limited liability company having an address at 19 South LaSalle Street, Suite 1007, Chicago, IL 60603 ("Grantee").

**WITNESSETH:**

That Grantors, for and in consideration of the sum of \$10.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto Grantee and Grantee's successors and assigns, in and to the following described land (the "Land") in Cook County, Illinois:

See Exhibit A attached hereto and incorporated herein by reference for the description of the Land conveyed herein.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto.

TO HAVE AND TO HOLD the same unto Grantee and Grantee's successors and assigns in fee simple forever.

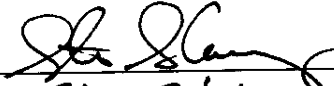
This conveyance is made subject to those matters described on Exhibit B attached hereto and to applicable zoning ordinances, matters appearing on any recorded plat of the land, and taxes for the current year not yet due and payable.



And Grantors do hereby covenant with Grantee that, except as noted above, title to the Land is free from all encumbrances made by Grantors, and that Grantors will warrant and defend the same against the claims and demands of all persons claiming by, through or under Grantors, but against none other.

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IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed the day and year first above-written.

**801 PROPERTY CORP.**, an Illinois corporation (f/k/a 801 Corp.)

By:   
Name: Steve Schuler  
Title: Ref

REAL ESTATE TRANSFER TAX		18-Apr-2016
	COUNTY:	150.00
	ILLINOIS:	300.00
TOTAL:		450.00
32-23-113-012-0000   20160401688/6   1-858-518-592		

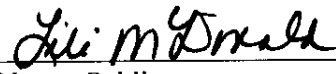
**1330 COTTAGE GROVE LLC**, an Illinois limited liability company

By:   
Name: Steve Schuler  
Title: Ref

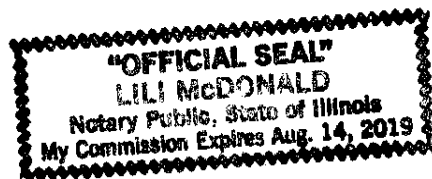
State of Illinois )  
) SS  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that STEVE SCHULER, as \_\_\_\_\_ of **801 Property Corp.**, an Illinois corporation (f/k/a 801 Corp.), personally known to me, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the purposes therein set forth.

Given under my hand and official seal, this 9th day of April, 2016.

  
Notary Public

Commission expires: 8-14-19



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State of Illinois )  
                                  ) SS  
County of Cook )

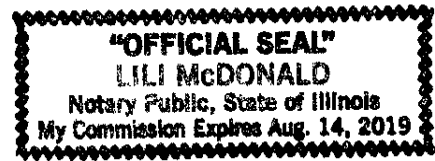
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO  
HEREBY CERTIFY that STEVEN SCHNEBERG, as \_\_\_\_\_ of  
**1330 COTTAGE GROVE LLC**, an Illinois limited liability company, personally known to me,  
whose name is subscribed to the foregoing instrument, appeared before me this day in person and  
acknowledged that he signed and delivered the said instrument as his free and voluntary act for  
the purposes therein set forth.

Given under my hand and official seal, this 9th day of April, 2016.

Lili McDonald  
\_\_\_\_\_  
Notary Public

Commission expires: 8-14-19

Please Mail Future Tax Bills to:  
**FD FORD HEIGHTS ILLINOIS LINCOLN  
HWY AND COTTAGE GROVE, LLC**  
19 South LaSalle Street, Suite 1007  
Chicago, IL 60603



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**EXHIBIT A  
TO  
SPECIAL WARRANTY DEED**

**LEGAL DESCRIPTION**

**PARCEL 1:**

THE NORTH 133 FEET OF THE SOUTH 266 FEET OF THE WEST 133 FEET OF THE SOUTH 441 FEET OF BLOCK 5 IN PARK ADDITION TO CHICAGO HEIGHTS, BEING A SUBDIVISION OF THE SOUTH 784 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE SOUTH 133 FEET OF THE EAST 158 FEET OF BLOCK 5 IN PARK ADDITION TO CHICAGO HEIGHTS, BEING A SUBDIVISION OF THE SOUTH 784 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; EXCEPT THEREFROM THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED AS DOCUMENT NUMBER 0733846142.

**PARCEL 3:**

THE NORTH 183 FEET OF THE SOUTH 316 FEET OF THE EAST 133 FEET OF BLOCK 5 IN PARK ADDITION TO CHICAGO HEIGHTS, BEING A SUBDIVISION OF THE SOUTH 784 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PIN:** 32-23-113-012-0000;  
32-23-113-023-0000; AND  
32-23-113-026-0000

**ADDRESS:** 1330-1332 COTTAGE GROVE AVE. AND 803 LINCOLN HIGHWAY  
FORD HEIGHTS, IL 60411

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**EXHIBIT B  
TO  
SPECIAL WARRANTY DEED**

**PERMITTED EXCEPTIONS**

1. Matters as disclosed on plat of survey prepared by Smierciak Land Surveying Dated March 18, 2016 as job number 15-272, as follows:
  - a. Rights, if any, of public or quasi-public utilities in and to that part of the land as disclosed by 8 inch sanitary line and 10 inch watermain line.
2. Grant of Easement date 4/18/2016 and recorded \_\_\_\_\_ as document number 16091658 made by and between 801 Property Corp., an Illinois corporation and Commonwealth Edison Company, an Illinois corporation and Illinois Bell Telephone Company d/b/a SEC Ameritech Illinois, an Illinois corporation and the terms, provisions and conditions contained therein.
3. Any and all matters arising from the acts of Grantee prior to the date hereof.

Property Of Cook County Clerk's Office