UNOFFICIAL



SPECIAL WARRANTY DEED

3) 15NW2000554 cs

Doc#: 1612304002 Fee: \$50.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 05/02/2016 09:39 AM Pg: 1 of 7

Above Space for Recorder's use only

THIS SPECIAL WARRANTY DEED is made as of the 6th day of April, 2016, between:

CODE 66, LLC, an Illinois limited liability company having an office at c/o Affiliated Realty and Management Company, 1720 W Algonquin Road, Suite 200, Mt. Prospect, Illinois 60056, as "Grantor", and

VF CENTER INVESTMENTS LLC, a Delaware limited liability company having an office 477 Elm Place, Highland park, Illinois 60035, as "Grantee".

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantoe the receipt and sufficiency whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN and CONVEY forever unto:

VF CENTER INVESTMENTS LLC, a Delaware limited liability company

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 AND MADE A PART HEREOF

Together with the improvements thereon and Grantor's right, title and interest in and to the rights, privileges, easements and appurtenances thereunto belonging, or in anywise appertaining;

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

And Grantor, for it and its successors and assigns, does covenant, promise and agree, to and with Grantee, and Grantees' respective successors and assigns, that Grantor has not done or suffered to be done, anything whereby the said premises hereby granted are in any manner encumbered or charged, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through or under Grantor but none other, Grantor WILL WARRANT AND DEFEND, subject to the "Permitted Exceptions" set forth on Exhibit "B" attached hereto and made a part hereof.

BIDX 333-CTI

1612304002D Page: 2 of 7

UNOFFICIAL CO

Permanent Real Estate Number:

30-29-100-014-0000

Addresses of real estate:

3206 - 3224 E. 171st Street

Lansing, Illinois 60438

In Wittess Whereof, Grantor has executed this Special Warranty Deed to be effective as of, and delivered to Grantee on, the date first above written. JOY OF COOP

GRANTOR:

CODE 66, LLC,

an Illinois limited liability company

Affiliated Realty and Management Company

an Illinois corporation

Manager

Nanie.

REAL ESTATE TRANSFER TAX

08-Apr-2016

COUNTY: ILLINOIS: TOTAL: 177.25

354.50 531.75

30-29-100-014-0000 20160301682161 1-351-360-064

1612304002D Page: 3 of 7

UNOFFICIAL COPY

| STATE OF ILLINOIS)) ss. |
|--|
| COUNTY OF COOK) |
| I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Mark Lights , personally known to me to be of Affiliated Realty and Management Company, an Illinois corporation, the Manager of Code 66, LLC, an Illinois limited liability company, 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 as such with signed and oblivered the said instrument, pursuant to authority given by the Board of Directors of said comporation and Members and Manager of said company, as her/his free and voluntary act, and as the free and voluntary act and deed of said corporation and company, for the uses and purposes therein set forth. |
| Given under my hand and official seal, this the day of April, 2016. |
| Printed Name: Jaine Olguin (Notary Public) |

THIS INSTRUMENT PREPARED BY:

Goldstine, Skrodzki, Russian, Nemec and Hoff, Ltd. 835 McClintock Drive Burr Ridge, Illinois 60527 Attention: James E. Olguin

AFTER RECORDING RETURN TO:

Charles Mack Wolin & Rosen, Ltd. 55 W. Monroe, Suite 3600 Chicago, Illinois 60606

SEND SUBSEQUENT TAX BILLS TO:

VF Center Investments LLC Matthew E. Darin 477 Elm Place Highland Park, Illinois 60035

1612304002D Page: 4 of 7

UNOFFICIAL COPY

EXHIBIT "A" TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

LOTS 1 AND 2 AND THE HERETOFORE VACATED 16 FOOT WIDE ALLEY LYING EAST OF AND ADJOINING SAID LOT 1 IN BLOCK A IN OVERLOOK PARK ADDITION, BEING A SUBDIVISION OF THE WEST 10 ACRES OF THE SOUTH FRACTIONAL SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERILIAN, ALSO, THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 552.53 FEET OF THE WEST HALF THEREOF) ALSO, THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION, THENCE EAST 328.76 FEET; THENCE SOUTH 50 FEET, THENCE WEST PARALLEL TO NORTH LINE OF SECTION 228.79 FEET TO A POINT 50 FEET SOUTH AND 100 FEET EAST OF SECTION LINE, THENCE SOUTHWEST TO A POINT ON WEST LINE OF SECTION 825 FEET SOUTH OF NORTHWEST CORNER OF SECTION, THENCE NORTH 82.5 FEET TO PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Numbers:

30-29-100-014-0000

Addresses of real estate:

3206 - 3224 E. 171st Street

750 OFFICO

Lansing, Illinois 60438

1612304002D Page: 5 of 7

UNOFFICIAL COPY

EXHIBIT "B" TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

- (a) Covenants, conditions and restrictions of record, if any;
- (b) Public and utility easements, if any;
- (c) Acts done or suffered, if any, through Grantee;
- (d) Existing leases and tenancies
- (e) Real estate taxes and assessments not yet due and payable at the time of Closing; and
- (f) Without limiting the generality of the foregoing, the following: CD, CE, CF, CG, CH, and CI of the Chicago Title Insurance Corneany commitment 15NW2200554CS.

1612304002D Page: 6 of 7

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

(Pursuant to 765 ILCS 205/1)

| STATE OF ILLINOIS |) |
|--|---|
| COUNTY OF Cook | |
| Code 66 | , the grantor or his/her agent, being duly sworn on oath, states that |
| he/she resides at <u>3206-3224 E. 171</u> Affiant states that the attached deed | I is not a violation of 765 ILCS 205/1 for reason given below: |
| Tillum Suite file the attached acce | . Is not a violation of you also been that you can give a second |
| | as title was taken by the grantor(s); |
| B. One of the following exemp | otions from 765 ILCS 205/1 (b) applies: |
| 1. The division or subdivi | sion of land is into parcels or tracts of five acres or more in size which |
| | new streets or easements of access. |
| | or blocks of less than one acre in any recorded subdivision which does rects or easements of access. |
| | f parcels of land is between owners of adjoining and contiguous land. |
| 4. The conveyance is of p | arcels of lar.d or interests therein for use as right of way for railroads or |
| • · · · · · · · · · · · · · · · · · · · | ilities, which does not involve any new streets or easements of access. |
| 5. The conveyance is of la any new streets or ease | and owned by a 'ailroad or other public utility which does not involve |
| | and for highway or other public purposes or grants of conveyances |
| relating to the dedication | on of land for public use or incruments relating to the vacation of land |
| impressed with a public | c use. |
| 7. The conveyance is mad | le to correct descriptions in prior conveyances. |
| 1 8. The sale or exchange is | s of parcels or tracts of land following the division into no more than ar parcels or tract of land existing on July 17, 1959 and not involving |
| any new streets or ease | - · · · · · · · · · · · · · · · · · · · |
| • • • • • • • • • • • • • • • • • • • | ot of less than five acres from a larger tract, the Unensions and |
| | large tract having been determined by the dimension, and configuration o |
| | tober 1, 1973, and no sale, prior to this sale, or any lot callots from said |
| 2 | en place since October 1, 1973 and provided that this exemption does not quirements applicable to the subdivision of land (page 2). |
| | plat for wind energy devices under Sec. 10-620 of the Property Tax Code. |
| 11. Other: | |
| | |
| | any of the above criteria and must have county approval (page 2). |
| Legal description prepared by: | |
| AFFIANT further states that he/she | e makes this affidavit for the purpose of inducing the Recorder of Deeds of |
| Cook County, State of | Illinois, to accept the attached deed for recording. |
| SUBSCRIBED AND SWORN TO |) hafara ma |
| this day of Mar | |
| | and hill |
| John State of the | |
| A | Signature of Affiant |
| official and a second s | ^ |
| X anime of | LOOKY X |

My Commission Expires 12/12/17 8

APR-07-2016 15:21 04-07-16:03:19PM:

SUSPIES ROLL CO

P.001/002

1/ 2

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:



VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name:

Code 66, LLC

Mailing Address:

1720 Algonquin Road

Mount I rospect, IL 60056

Telephone No.:

630-655-6000

Attorney or Agent:

James E Olguin

Telephone No.:

<u>630-321-6126</u>

Property Address

Clart's Orrica 3206-3224 E 171st Street

Lansing, IL 60438

Property Index Number (PIN):

30-29-100-014-0000

Water Account Number:

312 2170 0<u>0 04</u>

Date of Issuance:

April 7, 2016

State of Illinois)

VILLAGE OF LANSING

County of Cook)

This instrument was acknowledged before

me on

2016 by

Julie C Sciackitano.

OFFICIAL SEAL

JULIE C. SCIACKITANO

NOTARY PUBLIC - STATE OF ILLINOIS

My Commission Expires 11/12/201

Julic Saul

(Signature of Notary Public)(SEAL)

CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.