

UNOFFICIAL COPY

Permanent Real Estate Number: 30-29-100-014-0000

Addresses of real estate: 3206 – 3224 E. 171st Street
Lansing, Illinois 60438

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

GRANTOR:

CODE 66, LLC,
an Illinois limited liability company

By: Affiliated Realty and Management Company
an Illinois corporation
Its: Manager

By: *Mark Kipnis*

Name: *Mark Kipnis*

Title: *Vice President*

REAL ESTATE TRANSFER TAX 08-Apr-2016



COUNTY:	177.25
ILLINOIS:	354.50
TOTAL:	531.75

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


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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 Kipnis, personally known to me to be Vice President 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 Vice President, s/he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation 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 6th day of April, 2016.



Printed Name: Jaime 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

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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 MERIDIAN, 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

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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 Company commitment 15NW2200554CS.

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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 3206-3224 E. 171st Street, Lansing, Illinois 60438

Affiant states that the attached deed is *not* a violation of 765 ILCS 205/1 for reason given below:

- A. The sale or exchange is of **an entire tract of land** not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);
- B. *One* of the following exemptions from 765 ILCS 205/1 (b) applies:
 - 1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involved any new streets or easements of access.
 - 2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
 - 3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
 - 4. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
 - 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 - 6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 - 7. The conveyance is made to correct descriptions in prior conveyances.
 - 8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcels or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
 - 9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said large tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2).
 - 10. The preparation of a plat for wind energy devices under Sec. 10-620 of the Property Tax Code.
 - 11. Other: _____

C. The division does not meet any of the above criteria and must have county approval (page 2).

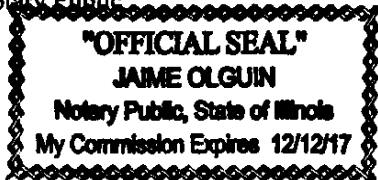
Legal description prepared by: _____

AFFIANT further states that he/she 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 before me _____
this 6th day of March/April, 2016.

Signature of Notary Public

Signature of Affiant



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

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GOLDSTINE SKRODZKI

630 655 9808

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 Prospect, IL 60056
Telephone No.: 630-655-6000

Attorney or Agent: James E. Olguin
Telephone No.: 630-321-6126

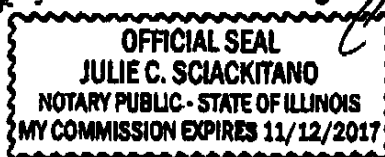
Property Address 3206-3224 E 171st Street
Lansing, IL 60438
Property Index Number (PIN): 30-29-100-014-0000
Water Account Number: 312 2170 00 04
Date of Issuance: April 7, 2016

State of Illinois)
County of Cook)

This instrument was acknowledged before
me on April 7, 2016 by
Julie C. Sciackitano,

VILLAGE OF LANSING

By: [Signature]
Village Treasurer or Designee



[Signature] (Signature of Notary Public)(SEAL)