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THIS INSTRUMENT WAS PREPARED BY:

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AFTER RECORDING RETURN TO:

Mark C. Rusche, Esq.
Alston & Bird LLP
1201 West Peachtree Street
Atlanta, Georgia 30309-3424

Record and Return to:
Madison Title Agency, LLC
National Commercial Dept
1125 Ocean Avenue
Lakewood, NJ 08701

MTAUS101338A



Doc#: 1612516038 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/04/2016 12:53 PM Pg: 1 of 5

SEND SUBSEQUENT TAX BILLS TO:

The Claremont of Hanover Park
c/o Liz Koshy
7257 N. Lincoln Avenue
Lincolnwood, Illinois 60712

SPECIAL WARRANTY DEED **ILLINOIS**

THIS SPECIAL WARRANTY DEED is made as of the 29th day of April, 2016 by **Church Street Station Properties, LLC**, an Illinois limited liability company, whose address is 6633 North Lincoln Avenue, Chicago, Illinois 60712 ("**Grantor**"), to and in favor of **MS Claremont, LP**, a Delaware limited partnership, whose address is 14390 Clay Terrace Blvd., Suite 205, Carmel, Indiana 46032 ("**Grantee**").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto Grantee, and to its successors and assigns, **FOREVER**, all of Grantor's right, title and interest, including any hereinafter acquired title, in and to the real estate and the improvements located on and appurtenances attached thereto, situated in the County of Cook and State of Illinois legally described on **Exhibit A** attached hereto and by this reference made a part hereof and commonly known as **2000 West Lake Street, Hanover Park, Illinois**, 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 the Grantor, either in law or equity, of, in and to the above described premises, with all and singular the hereditaments and appurtenances;

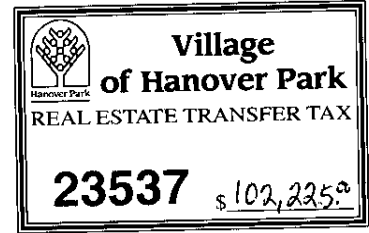
TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the 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 said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND**,

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subject to the matters, covenants, restrictions and notices set forth in **Exhibit B** attached hereto and by this reference made a part hereof.

(SIGNATURE PAGE FOLLOWS)



Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		04-May-2016
COUNTY:		17,037.50
ILLINOIS:		34,075.00
TOTAL:		51,112.50

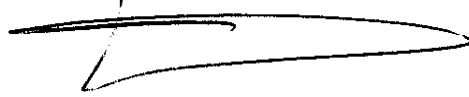
06-36-407-021-0000 | 20160401697985 | 1-952-844-096

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

GRANTOR:

Church Street Station Properties, LLC, an Illinois limited liability company



By: _____

Robert Hartman, Manager

Property of Cook County Clerk's Office

STATE OF ILLINOIS)

) ss.

COUNTY OF COOK)

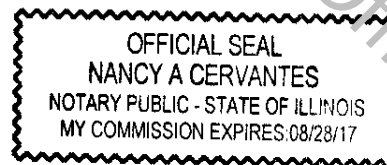
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert Hartman, Manager of Church Street Station Properties, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 14 day of April, 2016.

(SEAL)

Nancy A. Cervantes

Notary Public



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EXHIBIT A

LEGAL DESCRIPTION

Lots 2 and 3 in Virons Subdivision, Hanover Park, Illinois, being a subdivision of the south half of Section 36, Township 41 North, Range 9, East of the Third Principal Meridian, according to the plat thereof recorded June 15, 2009, as Document Number 0916610047, in Cook County, Illinois.

Address of Real Estate: 2000 W Lake Street, Hanover Park, IL 60133

Permanent Real Estate Index Numbers:

- 06-36-407-021-0000
- 06-36-309-033-0000

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Exhibit B

Permitted Exceptions

1. Taxes for the 2nd installment of 2015 and subsequent years, a lien not yet due and payable.
2. Conditions, matters and easements as set forth on plat recorded in Plat Book No. 0916610047.
3. Conditions, restrictions, covenants and agreements in Declaration of Orchard Hill Apartments dated April 30, 1972, recorded June 22, 1972, in Cook County in Instrument No. 21949638, as amended by Amendment to Declaration of Orchard Hill Apartments dated July 18, 1972, recorded in Instrument No. 21988217, and any further amendments thereto.

Property of Cook County Clerk's Office