

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

Prepared by:

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122 S. Michigan Ave., Suite 1220  
Chicago, IL 60603

After Recording return to:

Jay R. Goldberg  
Field and Goldberg, LLC  
10 S. LaSalle Street  
Suite 2910  
Chicago, IL 60603



Doc#: 1613710066 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/16/2016 11:42 AM Pg: 1 of 4

**FIRST AMERICAN TITLE**  
**FILE # 0715906**

(For Recorder's Use Only)

## SPECIAL WARRANTY DEED (Illinois)

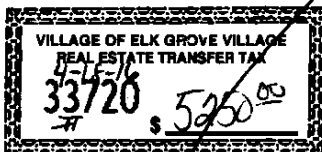
This SPECIAL WARRANTY DEED is made this 19<sup>th</sup> day of APRIL, 2016, by Cragin Holding Company, L.L.C., a limited liability company created and existing under and by virtue of the laws of the State of Illinois ("Grantor"), having an address of 1401 Lunt Avenue, Elk Grove Village, Illinois 60007, to LUNT 1401 LLC, an Illinois limited liability company having an address of 4055 W. Peterson Avenue, Chicago, Illinois 60646 (the "Grantee").

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby CONVEY AND SPECIALLY WARRANT unto Grantee, all of Grantor's interest in the real property located in Cook County, Illinois, and being more particularly described on Exhibit A attached hereto (the "Property").

This conveyance is made and accepted subject to the permitted exceptions described on Exhibit B attached hereto (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever; and, subject to the Permitted Exceptions, Grantor does hereby warrant the title to the Property and will defend the title to the Property against the lawful claims of every person claiming by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered by its duly authorized officer, as of the day and year first above written.



Cragin Holding Company, L.L.C., an Illinois limited liability company

By: [Signature]  
Name: Joel A. Weber  
Its: Manager

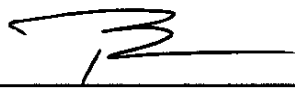
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INT 11

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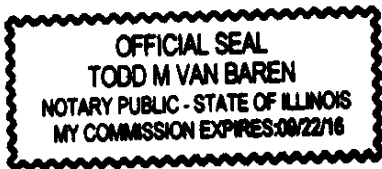
STATE OF ILLINOIS       )  
  ) SS.  
COUNTY OF COOK        )

I, TODD M. VAN BAREN, a notary public in and for said County, in the State aforesaid, do hereby certify that Joel A. Weber, personally known to me to be the Manager of Cragin Holding Company, L.L.C., 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 severally acknowledged that as such Manager of such limited liability company, he signed and delivered the said instrument pursuant to authority given by the operating agreement of such limited liability company, as his free and voluntary act and as the free and voluntary act and deed of such limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal this 19th day of APRIL, 2016.



Notary Public  
My Commission expires: 1/22/16



REAL ESTATE TRANSFER TAX		09-May-2016
COUNTY:	ILLINOIS	875.00
TOTAL:		1,750.00
08-34-204-007-0000   20160401692838		2-078-918-976

Mail Tax Bill:  
Junt 1401 LLC  
4055 W. Peterson Ave.  
Chicago, IL 60646

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## Exhibit A Legal Description

### Parcel 1:

Lot 62 in Centex Industrial Park Unit Number 33, being a subdivision in the North Half of Section 34, Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

### Parcel 2:

Easement for the benefit of Parcel 1 as created by grant made by Chicago Title and Trust Company, as Trustee under trust number 44344 and not dated but recorded November 10, 1966 as Document Number 19991158 for the purpose of laying a spur railroad track, with the right to construct, reconstruct, lay, repair, renew and maintain the same in perpetuity over the premises described as follows: that part of the North 1/2 of Section 34, Township 41 North, Range 11 East of the Third Principal Meridian, described as follows: Beginning at a point on the West line of Lot 62 in Centex Industrial Park Unit Number 33 being a subdivision in the North 1/2 of Section 34 aforesaid, said point being 15 feet North of the Southwest corner of said Lot 62, thence South to said Southwest corner of Lot 62; thence West on the South line of said Lot 62 extended a distance of 60 feet; thence Northeasterly to the place of beginning, all in Cook County, Illinois.

**Commonly known as:** 1401 Lunt Avenue, Elk Grove Village, IL 60007

**P.I.N.:** 08-34-204-007-0000

Cook County Clerk's Office

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. general real estate taxes for the second installment of tax year 2015 and subsequent years
2. building lines, building laws, ordinances, use or occupancy restrictions
3. zoning laws and ordinances
4. acts done or suffered by Grantee
5. terms, conditions and provisions of Resolution No. 63-80 entitled Amended and Restated Itasca-Elk Grove Agreement Jurisdictional Common Boundary Line Agreement recorded September 23, 1980 as document 25594715
6. terms, conditions and provisions of Ordinance No. 1432 entitled An Ordinance Amending the Municipal Code of the Village of Elk Grove Village by adding thereto Chapter 10, Regulating Condominium Conversions recorded February 9, 1981 as document 25767565
7. building set back line(s) as shown on the plat of subdivision (affects the northerly 25 feet)
8. easements for public utilities, sewer, water and drainage, as shown on the plat of subdivision (affects the northerly 25 feet)
9. easements for public utilities and drainage, as shown on the plat of subdivision (affects the easterly 10 feet and the southerly 15 feet)
10. easement provision as contained on plat of subdivision recorded as document 19771217
11. Illinois Environmental Protection Agency Environmental No Further Remediation Letter recorded November 3, 2010 as document 1030716032
12. Spurs, switch tracks and railroad rights of way, if any
13. Survey prepared by Professional Associated Survey, Inc. dated April 21, 2016 as Job no. 09-82134.