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This document was prepared by:

Fred Krol, Esq.
Sterling Bay, LLC
1040 W. Randolph Street
Chicago, IL 60607

When recorded return to:

O'Reilly Auto Enterprises, LLC
Attn: Ellen Beeny, Paralegal
Legal Department
P.O. Box 1156
Springfield, MO 65801



Doc#: 1614619076 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/25/2016 10:04 AM Pg: 1 of 5

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 23 day of May, 2016 between EVERGREEN PARK DEVELOPMENT, LLC, a Delaware limited liability company ("Grantor"), having its principal office at 1040 W. Randolph Street, Chicago, Illinois, 60607, and O'Reilly Auto Enterprises, LLC, a Delaware limited liability company ("Grantee"), having its principal office at 233 S. Patterson, Springfield, Missouri, 65802;

WITNESSETH:

THAT, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described in Exhibit "A" attached hereto and made a part hereof, together with all buildings, structures and improvements located thereon, together with all rights, members, easements and appurtenances in any manner appertaining or belonging to said property (collectively the "Property");

TO HAVE AND TO HOLD the Property unto Grantee forever in fee simple; subject only to the matters (hereinafter the "Permitted Exceptions") set forth in Exhibit "B" attached hereto and made a part hereof. Grantor shall warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, except for claims arising under and by virtue of the Permitted Exceptions. "Grantor" and "Grantee" shall include their respective heirs, successors and assigns;

CCRD REVIEW *RW*

No. 3264

Village of Evergreen Park

\$ 2,900.00

Lynne M. Welton
Real Estate Transaction Stamp

REAL ESTATE TRANSFER TAX

25-May-2016



COUNTY: 290.00
ILLINOIS: 580.00
TOTAL: 870.00

24-01-401-013-0000 | 20160501602484 | 1-545-034-048

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Permanent Real Estate Index Number: 24-01-401-013-0000

Send Subsequent tax bill to: O'Reilly Auto Enterprises, LLC
Attn: Ellen Beeny, Paralegal
Legal Department
P.O. Box 1156
Springfield, MO 65801

Property of Cook County Clerk's Office

[signatures on following page]

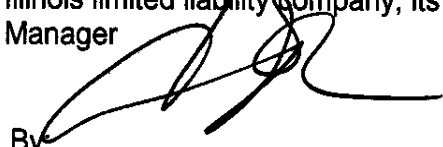
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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date first above written.

SELLER:

EVERGREEN PARK DEVELOPMENT, LLC, a Delaware limited liability company

By: Evergreen Development Manager, LLC, an Illinois limited liability company, its Manager

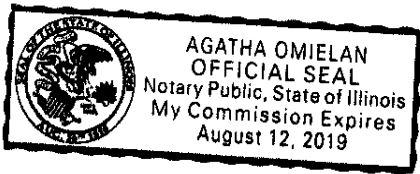


By: _____
Name: ANDREW GLOOR
Title: Manager

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 the above named ANDREW GLOOR, Manager of Evergreen Development Manager, LLC, Manager of Evergreen Park Development, LLC personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, 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 companies for the uses and purposes therein set forth.

Given under my hand and Notary Seal, this 20th day of May, 2010.



Agatha Omielan
Notary Public

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“Exhibit A”

Legal Description

Outlot 5 of Evergreen Park Development Subdivision recorded April 3, 2012 as Document 1209418027, being a subdivision of that part of the Southeast Quarter of Section 1, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 24-01-401-013-0000

Property Commonly Known as: 9146 S. Western Avenue, Evergreen Park, IL 60805

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"Exhibit B"

Permitted Exceptions

1. General Real Estate Taxes and Assessments not yet due or payable.
2. Easement and associated rights granted to The Village of Evergreen Park by Evergreen Park Development, LLC, a Delaware limited liability company in a Grant of Sewer and Water Main Easement dated July 26, 2011 and recorded July 29, 2011 in Instrument No. 1121034026 and amended through a First Amendment to Grant of Sewer and Water Main Easement dated March 7, 2012 and recorded March 15, 2012 in Instrument No. 1207504020 in the Office of the Recorder of Cook County, Illinois.
3. Terms and provisions of an Operation and Easement Agreement set out in an instrument by and between Evergreen Park Development, LLC, Menard, Inc and Meijer Stores Limited Partnership dated March 29, 2012 and recorded April 4, 2012 in Instrument No. 1209541056 and amended through a First Amendment to Operation and Easement Agreement dated December 28, 2012 and recorded January 17, 2013 in Instrument No. 1301701032 and further amended through an Assignment and Assumption of Rights of Developer, Approving Party and Joint Maintenance Owner Under the Operation and Easement Agreement dated September 6, 2013 and recorded September 12, 2013 in Instrument No. 1325522078 and amended through a First Amendment to Assignment and Assumption of Rights of Developer, Approving Party and Joint Maintenance Owner Under the Operation and Easement Agreement dated October 19, 2015 and recorded November 5, 2015 in Instrument No. 1530916027 all in the Office of the Recorder of Cook County, Illinois.
4. Restrictive Covenants for Evergreen Park Development, LLC, a Delaware limited liability company recorded September 12, 2013 as Instrument No. 1325522076 and re-recorded May 21, 2015 as Instrument No. 1514115029 in the Office of the Recorder of Cook County, Illinois.
5. Building lines and easements as evidenced on the recorded Plat recorded as Instrument No. 1209418027 in the Office of the Recorder of Cook County, Illinois.
6. Terms, conditions, and restrictions set out in Memorandum of Shopping Center Lease by and between Evergreen Park Development, LLC, a Delaware limited liability company, as landlord, and Michaels Stores, Inc., a Delaware corporation, as tenant, dated September 7, 2012 and recorded December 6, 2012 as Instrument No. 1234117018 in the Office of the Recorder of Cook County, Illinois.
7. Matters shown on that certain ALTA survey prepared by HR Green, dated 1/25/2016, and known as Job No. 88150485.