

# UNOFFICIAL COPY



Mail To  
FREEDOM TITLE CORPORATION  
2260 HICKS ROAD SUITE 415  
ROLLING MEADOWS IL 60008

6716084 2/5

Doc#: 1620955149 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/27/2016 03:47 PM Pg: 1 of 4



## VILLAGE OF MIDLOTHIAN

Real Estate Payment Stamp

3125

### SPECIAL WARRANTY DEED

THE GRANTOR, PLAZA TERRACE PROPERTY, LLC, an Illinois limited liability company, of the County of Cook, State of Illinois, for and in consideration of Ten Dollars, and other valuable considerations, in hand paid, conveys to PLAZA NURSING REALTY, LLC, an Illinois limited liability company, ("Grantee") the following described Real Estate situated in the County of Cook, State of Illinois, to wit, which is not Homestead Property:

SEE ATTACHED LEGAL DESCRIPTION INCORPORATED HEREIN AS EXHIBIT "A"

Subject only to those exceptions appearing on Exhibit "B" attached hereto and incorporated by reference herein and made a part hereof as if fully set forth herein, public, private and utility easements, real estate taxes, special assessments or taxes arising after January 1, 2008 and/or matters through, out of or in connection with Grantee and/or any party/entity claiming through Grantee, including but not limited to its affiliate/tenant, including but not limited to mechanics' liens, and rights of residents in possession (collectively, all of the aforesaid are the "Permitted Exceptions"), the Grantor(s) warrant(s) the title against all persons whomsoever, TO HAVE AND TO HOLD said premises unto said Grantee. Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with Grantee, its successors and assigns, that Grantor will forever warrant and defend title to the premises, with respect to any action Grantor may have taken, against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the Permitted Exceptions.

**EXCEPT ONLY FOR THE WARRANTY OF TITLE, GRANTOR EXPRESSLY DISCLAIMS ANY AND ALL REPRESENTATIONS AND/OR WARRANTIES, EXPRESS AND/OR IMPLIED, OF ANY AND EVERY NATURE WHATSOEVER, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF HABITABILITY, IN RESPECT OF ALL AND/OR ANY PORTION OF THE REAL PROPERTY AND IMPROVEMENTS THEREON HEREBY CONVEYED. EXCEPT ONLY FOR THE WARRANTY OF TITLE, PURCHASER ACKNOWLEDGES AND AGREES THAT IT IS PURCHASING THE PROPERTY AND ACCEPTING POSSESSION THEREOF ON AN "AS IS/WHERE IS" BASIS WITH ALL FAULTS AND DEFECTS, PATENT AND LATENT, OF ANY AND EVERY NATURE WHATSOEVER, AND SUBJECT TO NO REPRESENTATIONS AND/OR WARRANTIES OF ANY NATURE WHATSOEVER.**

#### REAL ESTATE TRANSFER TAX

27-Jul-2016



COUNTY:	1,752.00
ILLINOIS:	3,504.00
TOTAL:	5,256.00

28-11-408-004-0000

20160701636929 | 1-233-239-360



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## EXHIBIT "A"

### LEGAL DESCRIPTION

PARCEL 2: THE WEST ½ OF THE WEST ½ OF THE EAST 2/3 OF THE NORTH EAST 1/4 OF THE SOUTH EAST 1/4 SECTION 11, TOWNSHIP 36 NORTH, RANGE 13, ALSO THE WEST ½ OF THE EAST ½ OF THE WEST ½ OF THE EAST 2/3 OF THE NORTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THE SOUTH 1000 FEET THEREOF AND ALSO EXCEPTING THEREFROM THAT PART TAKEN OR USED FOR 147<sup>TH</sup> STREET) ALL IN COOK COUNTY, ILLINOIS

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**EXHIBIT "B"**

**PERMITTED EXCEPTIONS**

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