### UNOFFICIAL COPY

FREEDOM TITLE CORPORATION 2260 HICKS ROAD SUITE 415 **ROLLING MEADOWS IL 60008** 6716084

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

### SPECIALWARRANTYDEED

THE GRANTOR, PLAZA TERRACE PROPERTY, LLC, an Illinois limited liability company, of the County of Cook, State or 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 to lo ving described Real Estate situated in the County of Cook, State of Illinois, to wit, which is not Homestand 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 LAVE 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 Granto: 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

COUNTY: ILLINOIS: TOTAL:

5.256.00

27-Jul-2016

1.752.00

3,504.00

28-11-408-004-0000

20160701636929 1-233-239-360

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P.I.N. No.

28-11-408-004-0000 and

28-11-408-003-0000

Common Address: 3249 W. 147<sup>th</sup> St. Midlothian, Cook County, IL 60445

Dated this 26th day of June, 2016

PLAZA TERRACE PROPERTY, LLC, an Illinois limited

liability company,

an authorized Manager

STATE OF ILLINOIS

SS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County of Cook, State of Illinois, **DO HEREBY CERTIFY** that DONNA ATKIN, is personally known to me to be the same person whose name is subscribed to the foregoing instrument and a Manager of Plaza Terrace Property, LLC, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal this 26<sup>th</sup> day of June, 2016.

Notary Public

Official Seal
Yaakov Cohen
Notary Jublic State of Illinois
Commission Expires 07/14/2019

PREPARED BY: Law Offices of Lawrence Y. Schwartz, Suite #180, 2201 Main St., Evanston, IL 60202

MAIL TO: Mr. Fred Frankel, Aperion Care, Inc., 8131 North Monticello, Skokie, Illinois 60076

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#### **EXHIBIT "A"**

#### LEGAL DESCRIPTION

RCEL
JUTH EAS
AST ½ OF THI.
JF SECTION II,
MERIDIAN (£XCEPI).
EXCEPTING TJEPEFRON.
COUNTY, ILLINOIS

ORDINAL

O 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 THE PEFROM THAT PART TAKEN OR USED FOR 147TH STREET) ALL IN COOK

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