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THIS INSTRUMENT PREPARED
BY:

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300 South Wacker Drive, Suite 2300
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Doc#: 1625749005 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/13/2016 10:33 AM Pg: 1 of 4

PTC 25443
w/2
homaguy

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 8th day of September, 2016, between CENTRUST BANK, N.A., a national banking association ("Grantor"), and KRISH KRISHA REALTY, LLC, an Illinois Limited Liability Company ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, AID AND CONVEY unto the Grantee, and to Grantee's successors and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto and made a part hereof (the "Premises").

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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 Grantor, either in law or equity, of, in and to the above described Premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said Premises as above described, with the appurtenances, unto Grantee and Grantee's successors and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant promise and agree, to and with the Grantee and Grantee's successors and assigns, that during the period of time that Grantor held fee simple title to the Premises, it has not done or suffered to be done, anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth as "Permitted Title Exceptions" on Exhibit B attached hereto and made a part hereof; and that subject to such Permitted Title Exceptions, the Grantor WILL WARRANT AND DEFEND the Premises for the period of time that Grantor held fee simple title to the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

REAL ESTATE TRANSFER TAX

13-Sep-2016



COUNTY: 487.50
ILLINOIS: 975.00
TOTAL: 1,462.50

29-34-118-001-0000

| 20160901653812 | 0-671-562-560

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Exhibit A

Legal Description

LOT 10 (EXCEPT THE SOUTH 10 FEET THEREOF) AND ALL OF LOTS 1, 2, 3,4, 5, 6, 11 AND 12 IN BLOCK 16 IN THE VILLAGE OF THORNTON, BEING A SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN NOS: 29-34-118-001-0000, 29-34-118-002-0000, 29-34-118-007-0000, 29-34-118-008-0000,
29-34-118-009-0000, 29-34-18-015-0000

ADDRESS OF PROPERTY: 123 N. WILLIAM STREET, THORNTON, IL

Property of Cook County Clerk's Office

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Exhibit B

Permitted Exceptions

1. GENERAL REAL ESTATE TAXES FOR YEARS 2016 AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE.
2. THORNTON TAX INCREMENT FINANCING REDEVELOPMENT AGREEMENT B&R OIL CO., INC. AND ATLAS OIL CO. - DEVELOPER DOWNTOWN THORNTON REDEVELOPMENT PROJECT AREA DATED NOVEMBER 29, 2010 BY AND AMONG VILLAGE OF THORNTON, B&R OIL CO. INC. AND ATLAS OIL CO.
3. ASSIGNMENT OF THORNTON TAX INCREMENT FINANCING REDEVELOPMENT AGREEMENT AS OF MARCH 15, 2013 FROM ATLAS OIL CO. AND B&R OIL CO., INC., ASSIGNORS, TO CENTRUST BANK, NA, ASSIGNEE, RECORDED APRIL 5, 2013 AS DOCUMENT 1309539054.
4. ANY ENCROACHMENTS, VIOLATIONS, GAPS, OVERLAPS, DISCREPANCIES, MEASUREMENTS, PARTY WALLS, OR OTHER FACTS WHICH A CORRECT SURVEY OF THE PREMISES WOULD SHOW.

