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DOCUMENT PREPARED BY
AND AFTER RECORDING
RETURN TO:

Seyfarth Shaw LLP
131 South Dearborn Street
Suite 2400
Chicago, Illinois 60603
Attention: Jeffrey Jahns



Doc# 1627122151 Fee \$46.00
RHSP Fee:\$9.00RPRF Fee \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/27/2016 01:48 PM Pg: 1 of 5

SEND TAX BILLS TO:
Bradford Harwood Heights 3 LLC
30 S. Wacker Drive, Suite 2850
Chicago, Illinois 60606

PIN:
Part of 12-12-419-076-0000

Handwritten notes: 2888868, 851198658

Above space for recorder's use

WARRANTY DEED

THIS WARRANTY DEED ("Deed") made on this 26 day of September, 2016 by BRADFORD HARWOOD HEIGHTS 1 LLC, an Illinois limited liability company ("Grantor"), to BRADFORD HARWOOD HEIGHTS 3 LLC, an Illinois limited liability company ("Grantee").

WITNESSETH:

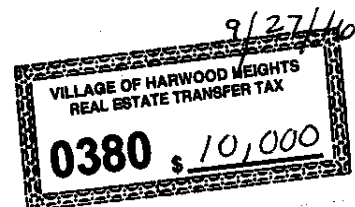
Grantor, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid to Grantor by Grantee, the receipt of which is hereby acknowledged, does hereby WARRANT, CONVEY, and GRANT unto Grantee, and to its successors and assigns, all of the following described real estate, situated in the Village of Harwood Heights, County of Cook, State of Illinois, known and described as follows:

(See Exhibit A attached hereto and made a part hereof)

Grantor also hereby grants to Grantee, its successors and assigns, all rights, title, interest and easements appurtenant to the above referenced property described herein.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or 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, its successors and assigns forever.

Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and defend the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, other than the matters referred to in Exhibit B attached hereto and made a part hereof (collectively, the "Permitted Exceptions").





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The foregoing notwithstanding, if Grantee, or any successor or assignee, files a claim against Grantor for breach of a warranty in connection with this Deed, said warrant and said claim are expressly limited to the proceeds Grantor is able to collect under its policy of title insurance, all other claims and rights being expressly waived and released.

[Remainder of page left intentionally blank; signature page follows]

REAL ESTATE TRANSFER TAX		27-Sep-2016	
	COUNTY:	500.00	
	ILLINOIS:	1,000.00	
	TOTAL:	1,500.00	
12-12-419-026-0000	20160901659398	1-278-103-604	

Property of Cook County Clerk's Office

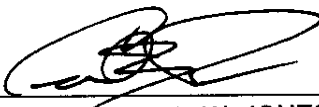
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IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by its duly authorized representative the day and year first above written.

GRANTOR:

BRADFORD HARWOOD HEIGHTS 4 LLC,
an Illinois limited liability company

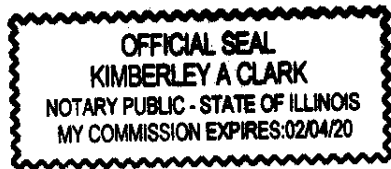
By: Bradford Real Estate Services Corp., an Illinois corporation, its Manager

By: 
Name: CHAD W. JONES
Title: TREASURER

STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Chad Jones, personally known to me to be the Treasurer of the Manager of Bradford Harwood Heights 4 LLC, 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 acknowledged that as such Treasurer he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes set forth therein.

GIVEN under my hand and official seal this 22nd day of September, 2016.




Notary Public

My commission expires: 2/04/2020

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Exhibit A

Legal Description

Lot B-1 of the Final Plat of Subdivision of 7300 W. Lawrence Avenue Resubdivision No. 1 being a subdivision of part of the Southeast quarter of Section 12, Township 40 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois and recorded on 9-27-16, 2016 as Document No. 1627122147 in the Office of the Cook County Recorder of Deeds, Illinois.

Property Address: 7308 W. Lawrence Avenue, Harwood Heights, IL 60525

PIN # 12124190260000

Property of Cook County Clerk's Office

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Exhibit B

Permitted Exceptions

1. General real estate taxes which are not yet due or payable.
2. No Further Remediation Letter issued by the Illinois Environmental Protection Agency to Illinois Tool Works, Inc. dated September 15, 2016 and recorded September 20, 2016 with the Cook County Recorder of Deeds as Document No. 1626416047.
3. Easement Agreement by and between Illinois Tool Works, Inc., a Delaware corporation, and Bradford Harwood Heights 4 LLC, an Illinois limited liability company, and recorded on 9-27-16, 2016 with the Cook County Recorder of Deeds as Document No. 1627122146.
4. Operating and Easement Agreement by and between Bradford Harwood Heights 4 LLC, an Illinois limited liability company, and Archie A. Van Elslander, Trustee U/A/D November 26, 1982, as amended, recorded on 9-27-16, 2016 with the Cook County Recorder of Deeds as Document No. 1627122146.
5. Amended and Restated Reciprocal Easement Agreement by and between Bradford Harwood Heights 4 LLC, an Illinois limited liability company, Illinois Tool Works Inc., a Delaware corporation, Archie A. Van Elslander, Trustee U/A/D November 26, 1982, as amended, and Parkway Bank, an Illinois banking corporation, recorded on 9-27-16, 2016 with the Cook County Recorder of Deeds as Document No. 1627122146, as created by that certain Easement Agreement dated June 7, 1990 and recorded June 8, 1990 with the Cook County Recorder of Deeds as Document No. 90271468.