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Doc# 1627204001 Fee \$54.00
RHSP Fee:\$9.00RPRF Fee \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/28/2016 10:03 AM Pg: 1 of 9

This Instrument prepared by:

James M. Teper, Esq.
Patzik, Frank & Samotny, Ltd.
150 South Wacker Drive, Suite 1500
Chicago, Illinois 60606

And after recording return to:

Vasili D. Russis, Esq.
Kelleher & Buckley, LLC
102 S. Wynstone Park Drive
Suite 100
Barrington, Illinois 60010

**SEND ALL SUBSEQUENT TAX
BILLS TO:**

Poulokefalos Enterprises II, LLC
2350 Lunt
Elk Grove Village, Illinois 60007

898518 LK0/7

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 21st day of August, 2016, between SHALE-INLAND REALTY, LLC, a Delaware Illinois limited liability company ("Grantor"), and POULOKEFALOS ENTERPRISES II, LLC, a Delaware limited liability company ("Grantee"). For and in consideration of the sum of Ten and No Dollars (\$10.00), and other good and valuable consideration, in hand paid by Grantee, the receipt of which is hereby acknowledged, Grantor REMISES, RELEASES, ALIENATES AND CONVEYS to Grantee and its successors and assigns, FOREVER, all of Grantor's right, title and interest in and to the follow described real estate, situated in Cook County in the State of Illinois, known and described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

PINS: 06-35-400-009-0000 and 06-35-400-019-0000

Commonly known as: 802 East Devon Avenue, Bartlett, Illinois 60103

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

Box 400 1

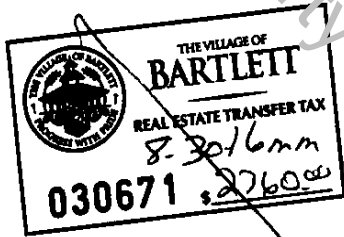
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the Grantor, either in law or equity, of, in and to the above described premises with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee and its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to those exceptions set forth on Exhibit B, attached hereto and made a part hereof.

[Signature Page Follows]



REAL ESTATE TRANSFER TAX		01-Sep-2010
	COUNTY:	460.00
	ILLINOIS:	920.00
	TOTAL:	1,380.00
06-35-400-009-0000 20160801651895 0-645-851-968		

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EXHIBIT A

Legal Description

PARCEL 1:

LOT 1 IN BARTLETT INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 35 AND PART OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF BARTLETT, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 15 FEET (AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE ABOVE SAID LOT 1) OF THE FOLLOWING PARCEL:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 703.33 FEET TO THE SOUTHWEST CORNER OF BARTLETT INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF SECTION 35 AND SECTION 36 AFORESAID, FOR THE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE WEST LINE OF SAID BARTLETT INDUSTRIAL PARK AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 777.52 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 672.19 FEET; THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 900.09 FEET TO THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE EASTERLY ALONG SAID SOUTH LINE, A DISTANCE OF 665.0 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY GRANT FROM WESTERNACADIA, INC., A CORPORATION OF ILLINOIS, TO LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 30, 1974 AND KNOWN AS TRUST NUMBER 47075, DATED FEBRUARY 1, 1974 AND RECORDED OCTOBER 3, 1974 AS DOCUMENT 22866219 TO CONSTRUCT, INSTALL, ALTER, MAINTAIN, RENEW AND OPERATE A RAILROAD SWITCH TRACK AND ALL OTHER NECESSARY APPURTENANCES,

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EQUIPMENT OR FACILITIES FOR THE PURPOSE OF PROVIDING RAILROAD SERVICE OVER AND ACROSS THE LAND DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD WITH A LINE THAT IS 15.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE WEST LINE OF LOT 1 IN BARTLETT INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 35, AND PART OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 36, TOWNSHIP AND RANGE AFORESAID; THENCE SOUTHERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 116.73 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID PARALLEL LINE, A DISTANCE OF 540.25 FEET; THENCE NORTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 176 DEGREES 47 MINUTES AND 43 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 348.57 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 407.38 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 442.71 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD, THAT IS 275.19 FEET NORTHWESTERLY OF (AS MEASURED ALONG SAID SOUTHERLY RIGHT OF WAY LINE) THE NORTHWEST CORNER OF LOT 1, AFORESAID; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 161.02 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 477.38 FEET, A DISTANCE OF 164.77 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

Permitted Exceptions

1. REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
2. GRANT OF EASEMENTS RECORDED MAY 3, 1968 AND DOCUMENT 20479365 MADE BY WILLIAM R. LEISEBERG AND DORA A. LEISEBERG TO THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO OF PERPETUAL EASEMENT AND THE RIGHT, PERMISSION AND AUTHORITY TO CONSTRUCT, REPAIR, REPLACE, OPERATE AND MAINTAIN A SEWER IN, UNDER AND THROUGH THE FOLLOWING DESCRIBED LAND:

THE NORTH 20 FEET OF THE SOUTH 30 FEET OF THE SOUTH EAST ¼ OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
3. A 20 FOOT PERMANENT SANITARY SEWER EASEMENT ALONG THE SOUTH LINE AS SHOWN ON PLAT OF SUBDIVISION RECORDED MAY 13, 1969 AS DOCUMENT 20839618.
4. A 115 FOOT BUILDING LINE AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED MAY 13, 1969 AS DOCUMENT 20839618.
5. TERMS, PROVISIONS AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 3 CONTAINED IN THE INSTRUMENT CREATING SUCH EASEMENT AND RIGHTS OF THE ADJOINING OWNER, OR OWNERS, TO THE CONCURRENT USE OF THE EASEMENT.
6. EASEMENT FOR PUBLIC UTILITIES OVER THE SOUTH 10 FEET AND THE NORTH 20 FEET OF THE SOUTH 30 FEET, AS SHOWN ON PLAT OF SUBDIVISION.
7. EASEMENT OVER THE SOUTH 37 FEET OF LOT 1 AFORESAID FOR PUBLIC USE AS A PUBLIC STREET AND ROADWAY AND FOR CONSTRUCTING, MAINTAINING AND REPAIRING OF THE UNDERGROUND UTILITY IMPROVEMENTS CREATED BY GRANT OF EASEMENT TO THE VILLAGE OF BARTLETT, A MUNICIPAL CORPORATION, RECORDED JUNE 1, 1984 AS DOCUMENT 27110538 AND THE CONDITIONS CONTAINED THEREIN.
8. EASEMENT OVER THE SOUTH 37 FEET OF PARCEL 2 AFORESAID FOR PUBLIC USE AS A PUBLIC STREET AND ROADWAY AND FOR CONSTRUCTING, MAINTAINING AND REPAIRING OF THE UNDERGROUND UTILITY IMPROVEMENTS CREATED BY GRANT OF EASEMENT TO THE

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VILLAGE OF BARTLETT, A MUNICIPAL CORPORATION, RECORDED JUNE 1,
1984 AS DOCUMENT 27110539 AND THE CONDITIONS CONTAINED THEREIN.

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Property of Cook County Clerk's Office

UNOFFICIAL COPY**PLAT ACT AFFIDAVIT**

STATE OF Texas
 COUNTY OF Harris } SS.

Kevin S. Boyle, Sr., a Senior Vice President and CFO of Shale-Inland Realty, LLC, a Delaware limited liability company (the "Affiant"), being duly sworn on oath, states that the Company's principal place of business is c/o Floworks International LLC, 515 Post Oak Blvd., Suite 800, Houston, Texas 77027. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed,

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

