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SPECIAL WARRANTY DEED (Illinois)

This instrument was prepared by:


Jeremy R. Segal, Esq.
Barack Ferrazzano Kirschbaum
& Nagelberg LLP
200 W. Madison Street, Suite 3900
Chicago, IL 60606

After recording, please return to:

Marc A. Albanese, Esq.
Davison & McCarthy, P.C.
702 Hamilton Street, Suite 300
Allentown, PA 18101

Send Subsequent Tax Bills to:

LGP Realty Holdings LP
515 Hamilton Street, Suite 200
Allentown, PA 18101
Attention: Real Estate Dept.



Doc# 1627419103 Fee \$46.00

RHSP FEE:\$9.00RPRF FEE \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 09/30/2016 11:01 AM PG: 1 OF 5

Above S

BAPA, LLC, an Illinois limited liability company, as to an undivided ½ (one-half) interest and **PT, L.L.C.**, an Illinois limited liability company, as to an undivided ½ (one half) interest (collectively as tenants-in-common and not as joint tenants or tenants by the entirety, "**Grantor**"), for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, **HEREBY CONVEYS AND WARRANTS** to **LGP REALTY HOLDINGS LP**, a Delaware limited partnership ("**Grantee**"), the following described real property situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof for legal description (the "Real Estate"),

Subject to each of the following (collectively, the "Encumbrances"):

1. All covenants, conditions, restrictions, reservations, rights, rights of way, easements, encumbrances, liens and other matters of record as of the date hereof;
2. All matters which would be revealed or disclosed in an accurate survey or inspection of the property hereby conveyed; and
3. All laws, ordinances and governmental rules, regulations and restrictions affecting such property.

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4. Real estate taxes and assessments, if any, not yet due and payable.

5. Acts or omissions of Grantee and the rights of all persons claiming by, through or under Grantee.

ADDRESS: 15301 S. Harlem Ave., Oak Forest, IL 60462

PIN: 28-18-100-041-0000; 28-18-100-055-0000

Together with Grantor's right, title and interest, if any, in the following (subject to the Encumbrances):

(i) all buildings and improvements located thereon;

(ii) all rights, privileges, remainders, reversions, tenements, hereditaments, benefits and easement appurtenant or belonging to the Real Estate, including all rents, issues and profits, air rights, water, water rights, riparian rights and water stock relating to the Real Estate and any rights-of-way or other appurtenances used in connection with ownership, use and enjoying of the Real Estate; and

(iii) any road, street, highway or alley or in any abandoned or vacated road, street, highway or alley abutting the Real Estate.

TO HAVE AND TO HOLD the said Real Estate as above described, with the appurtenances, unto Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with 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 the Encumbrances.

[signature page follows]

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EXHIBIT A TO DEED LEGAL DESCRIPTION

PARCEL 1:

ALL OF LOT 14 IN HARLEM AVENUE BUSINESS CENTER SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 27, 1988 AS DOCUMENT NO. 88593535 AND CERTIFICATED OF CORRECTION RECORDED OCTOBER 12, 1989 AS DOCUMENT NUMBER 8984357, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 15 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 14, THENCE NORTH 00 DEGREES, 01 MINUTES, 18 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 14 TO THE NORTHEAST CORNER OF LOT 14, THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST A DISTANCE OF 70 FEET TO A POINT ON THE NORTH LINE OF LOT 15, THENCE SOUTHERLY ALONG A LINE 70 FEET EAST OF AND PARALLEL TO THE EAST LINE OF LOT 14, A DISTANCE OF 199.94 FEET, THENCE WESTERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED LINE A DISTANCE OF 70 FEET TO THE POINT OF BEGINNING; IN HARLEM AVENUE BUSINESS CENTER SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 27, 1988, AS DOCUMENT NO. 88593535, AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 12, 1989 AS DOCUMENT NUMBER 89484357 IN COOK COUNTY, ILLINOIS

APN(s): 28-18-100-041-0000; 28-18-100-055-0000

Common Address: 15301 S. Harlem Ave., Oak Forest, IL 60462