



Doc# 1627841053 Fee \$50.00

RHSP FEE:\$9.00RPRF FEE \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/04/2016 12:29 PM PG: 1 OF 7

PREPARED BY:

Jones Day  
77 West Wacker Drive  
Chicago, Illinois, 60601  
Attention: Brian L. Sedlak, Esq.

RECORDING REQUESTED BY, AND  
WHEN RECORDED, RETURN TO:

Greenberg Traurig, LLP  
77 West Wacker Drive, Suite 3100  
Chicago, Illinois, 60601  
Attention: Andrew T. White, Esq.

(Space above this line for Recorder's use)

SPECIAL WARRANTY DEED

THIS AGREEMENT is made this 27 day of September, 2016, between FIRST MIDWEST BANK, an Illinois state-chartered bank ("Grantor"), and FMB PORTFOLIO BD OWNER, LLC, a Delaware limited liability company ("Grantee"). of 125 S. Wacker Dr. Sk/220 Chicago, FL 60606

Witnesseth, that Grantor, for and in consideration of the sum of \$10.00 Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to the power and authority vested in Grantor, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its successors and assigns, FOREVER, all the following described real estate, situated in the City of Chicago Heights, County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto.

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 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, 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 it WILL WARRANT AND DEFEND the said premises,



8977854 / Suite 8 / Caauwe

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against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the matters set forth on Exhibit B attached hereto.

BY ACCEPTANCE OF THIS SPECIAL WARRANTY DEED, GRANTEE ACKNOWLEDGES THAT IT HAS INSPECTED THE PROPERTY AND HAS SATISFIED ITSELF TO THE CONDITION OF SAME AND THAT IT ACCEPTS THE PROPERTY "AS IS" AND WITH ALL FAULTS, WITHOUT REPRESENTATION OR WARRANTY, EXPRESSED OR IMPLIED, EXCEPT AS OTHERWISE SET FORTH HEREIN OR IN THAT CERTAIN AGREEMENT OF SALE AND PURCHASE DATED AS OF SEPTEMBER 12, 2016 BETWEEN GRANTOR AND GRANTEE, AS THE SAME MAY BE AMENDED FROM TIME TO TIME.

[Signature page follows]

REAL ESTATE TRANSFER TAX		28 Sep-2016
	COUNTY:	2,032.50
	ILLINOIS:	4,065.00
	TOTAL:	6,097.50

32-20-205-014-0000 | 20160901660962 | 1-889-576-768

CITY OF CHICAGO  
NOTE: TRANSFER TAX

16260 DOLS00000

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IN WITNESS WHEREOF, Grantor has duly executed this Special Warranty Deed as of the day and year first above written.

FIRST MIDWEST BANK,  
an Illinois state-chartered bank

By: *[Signature]*  
Name: Steven C. Babinski  
Title: Vice President and Assistant General Counsel

Forward future tax bills to:

First Midwest Bank  
Attn: Accounts Payable Dept.  
One Pierce Place, Suite 1500  
Itasca, IL 60143

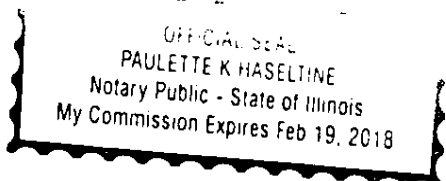
STATE OF Illinois )  
  ) SS  
COUNTY OF Cook )

I, Paulette K. Haseltine a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Steven C. Babinski, personally known to me to be the Vice President and Assistant General Counsel of FIRST MIDWEST BANK, an Illinois state-chartered bank, 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 he signed and delivered the said instrument pursuant to proper authority given said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 21<sup>st</sup> day of September, 2016.

*Paulette K. Haseltine*  
Notary Public

[SEAL]



My commission expires:  
2/19/2018

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## EXHIBIT A TO SPECIAL WARRANTY DEED

### LEGAL DESCRIPTION

#### PARCEL 1:

LOT 1 IN THE 1030 DIXIE HIGHWAY SUBDIVISION ACCORDING TO THE FINAL PLAT OF RE-SUBDIVISION RECORDED FEBRUARY 19, 2016 AS DOCUMENT 1605029013, SECTION 20, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THAT CERTAIN EASEMENT AGREEMENT DATED DECEMBER 15, 1973 AND RECORDED FEBRUARY 6, 1974 AS DOCUMENT 22622505 FROM CHICAGO HEIGHTS NATIONAL BANK TO JETCO PROPERTIES, INC., FOR THE PURPOSE OF INGRESS AND EGRESS.

**PIN:** 32-20-205-014-0000.

**Address:** 1030 Dixie Highway, Chicago Heights, Illinois. 60411

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## EXHIBIT B TO SPECIAL WARRANTY DEED

### PERMITTED EXCEPTIONS

1. TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS, NONE NOW DUE AND PAYABLE.
2. ORDINANCE AND AGREEMENT RECORDED JULY 28, 1978 AS DOCUMENT 24557801 AUTHORIZING THE MAYOR AND CITY CLERK OF CHICAGO HEIGHTS TO ENTER INTO SAID AGREEMENT WITH BLOOM MARKET PROPERTIES INC FOR ENFORCEMENT OF PARKING REGULATIONS IN BLOOM MARKET TOWNSHIP.
3. EASEMENT IN, UPON, UNDER, OVER AND ALONG THAT PART OF THE LAND DESCRIBED AS FOLLOWS: THE SOUTH 20 FEET (EXCEPT THE EAST 907.36 FEET) OF THE FOLLOWING DESCRIBED REAL ESTATE TO WIT: THAT PART OF (EXCEPT THE NORTH 50 FEET THEREOF) AND (EXCEPT THAT PART THEREOF LYING IN DIXIE HIGHWAY CUT OFF) THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, AND THAT PART LYING WEST OF DIXIE HIGHWAY CUT OFF OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 DESCRIBED AS FOLLOWS:: THAT PART OF THE HEREINBEFORE DESCRIBED REAL ESTATE LYING EASTERLY OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF 10TH STREET 934 FEET WESTERLY OF THE WEST LINE OF DIXIE HIGHWAY CUT OFF SAID LINE BEING DRAWN SOUTHEASTERLY PARALLEL TO THE WEST LINE OF DIXIE HIGHWAY CUT OFF AND TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY RECORDED JANUARY 20, 1971 AS DOCUMENT 21376212, AND AS SHOWN ON SURVEY PERFORMED BY M. GINGERICH, GERAUX & ASSOCIATES APPROVED SURVEYOR FOR BOCK & CLARK'S NATIONAL SURVEYORS NETWORK DATED JANUARY 5, 2016 AND LAST REVISED AUGUST 16, 2016, NETWORK SURVEY NO. 201504263,38.
4. EASEMENT RESERVED IN THE DEED FROM JET COMPANY PROPERTIES, INC., A CORPORATION OF ILLINOIS, TO JEWEL FOUNDATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, DATED APRIL 12, 1973 AND RECORDED APRIL 17, 1973 AS DOCUMENT 22291851, FOR THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, PERPETUAL EASEMENTS TO CONSTRUCT, OPERATE, MAINTAIN, RENEW AND RELOCATE AND REMOVE FROM TIME TO TIME UTILITY LINES AND EQUIPMENT INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM SEWERS AND DRAINS, WATER AND GAS MAINS, AND ELECTRIC AND TELEPHONE LINES TOGETHER WITH RIGHT OF ACCESS TO THE SAME, IN, OVER, UNDER, ACROSS, ALONG AND UPON TWO STRIPS OF LAND DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 35

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NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTHWESTERLY LINE OF DIXIE HIGHWAY CUT-OFF 843.0 FEET NORTHWESTERLY OF (AS MEASURED ALONG THE AFORESAID SOUTHWESTERLY LINE OF DIXIE HIGHWAY CUT-OFF) THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, FOR THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE CONTINUE NORTHWESTERLY ON SAID HIGHWAY 43.0 FEET; THENCE SOUTHWESTERLY AT 90 DEGREE TO SAID HIGHWAY FOR A DISTANCE OF 742.1 FEET; THENCE SOUTH AT 90 DEGREES TO LAST DESCRIBED LINE 30.0 FEET; THENCE EAST AT 90 DEGREES TO LAST DESCRIBED LINE 425.1 FEET; THENCE SOUTH AT 90 DEGREES TO LAST DESCRIBED LINE 13.0 FEET; THENCE EAST AT 90 DEGREES TO LAST DESCRIBED LINE 317.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. ALSO THE EASTERLY 12.0 FEET OF THE WESTERLY 87.0 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTHWESTERLY LINE OF DIXIE HIGHWAY CUT-OFF 552.0 FEET NORTHWESTERLY OF (AS MEASURED ALONG THE AFORESAID SOUTHWESTERLY LINE OF DIXIE HIGHWAY CUT-OFF) THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20 FOR THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUING NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF DIXIE HIGHWAY CUT OFF 334.0 FEET; THENCE SOUTHWESTERLY AT 90 DEGREES TO SAID LINE FOR A DISTANCE OF 742.10 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL TO THE SOUTHWESTERLY LINE OF SAID DIXIE HIGHWAY CUT-OFF 317.30 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, AFORESAID; THENCE EAST ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, AFORESAID, 27.59 FEET TO A POINT 90 DEGREES SOUTHWESTERLY OF THE POINT OF BEGINNING; THENCE NORTHEASTERLY 720.14 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND AS SHOWN ON SURVEY PERFORMED BY M. GINGERICH, GERAUX & ASSOCIATES APPROVED SURVEYOR FOR BOCK & CLARK'S NATIONAL SURVEYORS NETWORK DATED JANUARY 5, 2016 AND LAST REVISED AUGUST 16, 2016, NETWORK SURVEY NO. 201504263,38.

5. EASEMENT OVER THE NORTH 24 FEET OF THE WESTERLY 510 FEET OF THE LAND IN FAVOR OF THE LAND NORTH AND ADJOINING FOR DRIVEWAY PURPOSES AS CREATED BY GRANT BY AND BETWEEN CHICAGO HEIGHTS NATIONAL BANK AGAINST JETCO PROPERTIES, INC. DATED DECEMBER 15, 1973 AND RECORDED FEBRUARY 6, 1974 AS DOCUMENT 22622505 AND THE COVENANTS, CONDITIONS AND AGREEMENTS CONTAINED THEREIN, AND AS SHOWN ON SURVEY PERFORMED BY M. GINGERICH, GERAUX & ASSOCIATES APPROVED SURVEYOR FOR BOCK & CLARK'S NATIONAL SURVEYORS NETWORK

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DATED JANUARY 5, 2016 AND LAST REVISED AUGUST 16, 2016, NETWORK SURVEY NO. 201504263,38.

6.

(A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.

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