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16278410551

Doc# 1627841055 Fee \$48.00

RHSP FEE: \$9.00 PRPF FEE \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/04/2016 12:31 PM PG: 1 OF 6

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. Ste 1220 Chicago, IL 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 Country Club Hills, 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,

COOK COUNTY RECORDER OF DEEDS
TRANSFER STAMP
16244 NO.
10/3/16
CW \$ 15760.

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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:	1,576.00
	ILLINOIS:	3,152.00
	TOTAL:	4,728.00
31-03-200-024-0000 20160901660278 0-180-340-544		

Property of Cook County Clerk's Office

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EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

THE NORTH 317 FEET OF THE WEST 245 FEET OF THE EAST 865 FEET OF THE NORTHEAST ¼ OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE NORTH 50 FEET DEDICATED FOR ROAD PURPOSES BY PLAT OF DEDICATION RECORDED FEBRUARY 5, 1982 AS DOCUMENT 26136339) IN COOK COUNTY, ILLINOIS.

PIN: 31-03-200-024-0000

Address: 4101 W. 183rd Street, Country Club Hills, Illinois 60478

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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: PERM TAX#: 31-03-200-024-0000.
2. RECIPROCAL ACCESS EASEMENT AND RESTRICTIVE AGREEMENT DATED APRIL 15, 1988 MADE BY HERITAGE BANK OF COUNTRY CLUB HILLS AND CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1979 AND KNOWN AS TRUST NUMBER 1074075 FOR INTER ALIA, ACCESS AND PARKING RIGHTS, RECORDED APRIL 15, 1988 AS DOCUMENT 88157905.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

FIRST MIDWEST BANK

_____, being duly sworn on oath, states that _____ resides at 4101 W. 183rd Street, Country Club Hills, IL. 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.

Affiant further states that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Kenneth J. Kadleck

FIRST MIDWEST BANK
By: Kenneth Kadleck
Title: Senior Vice President, Real Estate Division Manager

SUBSCRIBED and SWORN to before me

this 21st day of September, 2016

Cheryl A. Forrestal
Notary Public

