

UNOFFICIAL COPY



1633713023D

Doc# 1633713023 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/02/2016 01:27 PM PG: 1 OF 5

1 of 6

8982078 ES20PA.

Property of Cook County Clerk's Office

DOCUMENT NO.	SPECIAL WARRANTY DEED
THIS SPACE RESERVED FOR RECORDING DATA	
NAME AND RETURN ADDRESS Kathleen Martin, Esq. Morgan Lewis & Bockius LLP 101 Park Avenue New York, NY 10178-0060	
09-08-101-006-0000 Parcel Identification Number	
Prepared by: Demetre G. Lambropoulos, Esq. McCarthy Duffy LLP 180 N. LaSalle Street, Suite 2300 Chicago, IL 60601	
Send future tax bills to: GFG CI-I LLC c/o Brennan Management LLC 9450 W. Bryn Mawr Ave., Suite 750 Rosemont, IL 60018	

CCRD REVIEWER

5

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

STATE OF ILLINOIS §
 § KNOW ALL MEN BY THESE PRESENTS:
 COUNTY OF COOK §

THAT, as of November 21, 2016, **461 N. THIRD LLC**, an Illinois limited liability company (hereinafter referred to as "Grantor"), with its principal office at 9450 W. Bryn Mawr Avenue, Suite 750, Rosemont, IL 60018, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid by GFG CI-1 LLC, a Delaware limited liability company (hereinafter referred to as "Grantee"), whose mailing address is c/o Global Securitization Services, LLC, 68 S. Service Road, Suite 120, Melville, NY 11747, the receipt and sufficiency of which consideration are hereby acknowledged, and upon and subject to the exceptions, liens, encumbrances, terms, and provisions hereinafter set forth and described, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee all of the real property situated in Cook County, Illinois, described on Exhibit A attached hereto and made a part hereof for all purposes, together with all and singular the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining thereto, and together with all buildings, fixtures, and other improvements located thereon and any right, title, and interest of Grantor in and to adjacent streets, alleys, and rights-of-way (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements, and interests being hereinafter referred to as the "Property").

This conveyance is made subject and subordinate to those encumbrances and exceptions set forth on Exhibit B attached hereto and made a part hereof for all purposes to the extent (but no further) that the same are valid and subsisting as of the date hereof and affect title to the Property (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee, its successors, and assigns, forever; and Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors, and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

[SIGNATURE PAGE FOLLOWS]

UNOFFICIAL COPY

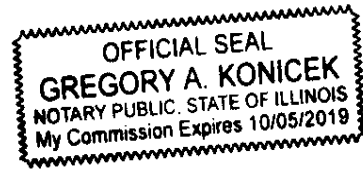
IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor to be effective as of the date set forth above.

GRANTOR:

461 N. THIRD LLC,
an Illinois limited liability company

By: *Gerald L. Nudo*
Name: Gerald L. Nudo
Title: Manager

Property of COOK County Clerk's Office



THE STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on November 3rd, 2016, by Gerald L. Nudo, as Manager of 461 N. THIRD LLC, an Illinois limited liability company, on behalf of said company.

Gregory A. Konicek
Notary Public

DES PLAINES Real Estate Transfer Tax No. 61014
ILLINOIS 11/3/16 \$2.00 per \$1,000.00
461 N THIRD AVE
CITY OF DES PLAINES

GREGORY A. KONICEK
Printed/Typed Name of Notary

My Commission Expires: 10/5/2019

REAL ESTATE TRANSFER TAX		29-Nov-2016
COUNTY:		1,320.00
ILLINOIS:		2,640.00
TOTAL:		3,960.00

09-08-101-006-0000 | 20161101676567 | 0-747-679-936

UNOFFICIAL COPY

EXHIBIT A

Legal Description

THAT PART OF LOT 1 IN CONRAD MOEHLING'S SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 7 AND PART OF THE WEST 1/2 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE NORTH ON THE EAST LINE OF SAID LOT 1 A DISTANCE OF 349.64 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF PROPERTY OF THE COMMONWEALTH EDISON COMPANY; THENCE NORTHWESTERLY ON A LINE FORMING AN ANGLE OF 36 DEGREES 32 MINUTES 33 SECONDS TO THE WEST FROM THE LAST DESCRIBED COURSE EXTENDED A DISTANCE OF 337.03 FEET TO A POINT IN A LINE 210 FEET WEST OF AND MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE EAST LINE OF SAID LOT 1; THENCE NORTH ON A LINE PARALLEL WITH SAID EAST LINE A DISTANCE OF 548.98 FEET TO A POINT 533.13 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1 (MEASURED IN SAID PARALLEL LINE), SAID POINT BEING THE POINT OF BEGINNING; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 431.45 FEET TO A POINT IN THE EAST LINE OF THIRD AVENUE IN DES PLAINES TERRACE UNIT NO. 3 SUBDIVISION (AS RECORDED MARCH 13, 1963 AS DOCUMENT 18741707), SAID POINT BEING 508.66 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SUBDIVISION (AS MEASURED ON SAID EAST LINE) OF THIRD AVENUE; THENCE NORTHERLY ALONG SAID EAST LINE OF THIRD AVENUE 308 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 432.15 FEET TO A LINE 210 FEET WEST OF AND MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE EAST LINE OF SAID LOT 1; THENCE SOUTH 308 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

P.I.N.: 09-08-101-006-0000

Commonly known as: 461 North Third Avenue, Des Plaines, Illinois 60016

UNOFFICIAL COPY

EXHIBIT B

Permitted Exceptions

1. 2016 TAXES NOT YET DUE OR PAYABLE.
2. RIGHTS, IF ANY, OF PUBLIC AND QUASI-PUBLIC UTILITIES IN THE LAND, AS DISCLOSED BY PLAT OF SURVEY NUMBER 201602058-004 PREPARED BY BOCK & CLARK DATED SEPTEMBER 12, 2016, LAST REVISED OCTOBER 31, 2016, WHICH SHOWS OVERHEAD UTILITY LINES AND UTILITY POLE AT THE SOUTHEAST CORNER OF THE LAND AND THE UTILITY VAULT AT THE NORTHEAST CORNER OF THE LAND.
3. POSSIBLE SHARED ACCESS ONTO THE PARKING LOT OF THE LAND AND THAT OF THE PROPERTY EAST AND ADJOINING, AS DISCLOSED BY PLAT OF SURVEY NUMBER 201602058-004 PREPARED BY BOCK & CLARK DATED SEPTEMBER 12, 2016, LAST REVISED OCTOBER 31, 2016, AND ANY AND ALL POSSIBLE RIGHTS AND OBLIGATIONS RELATING THERETO.
4. RIGHTS OF THE FOLLOWING TENANTS, AS TENANTS ONLY, UNDER UNRECORDED, UNEXPIRED LEASES WITH NO RIGHT OR OPTION TO PURCHASE: (A) OAKLEY SIGNS & GRAPHICS LLC, AND (B) FLOOD SPECIALISTS, INC.