

LD Lullins
SPECIAL WARRANTY
DEED
(Illinois)



1700942023D

Doc# 1700942023 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/09/2017 10:16 AM PG: 1 OF 3

THIS AGREEMENT, made this 15th day of December, 2016, between FIRST MIDWEST BANK, a State Banking corporation, successor to Bank of Homewood, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and THE CENTER FOR DENTAL EXCELLENCE, L.L.C., an Illinois limited liability company, 19615 Governors Highway, Flossmoor, Illinois 60422, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten and 00/100 Dollars (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said Company by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOTS 1 AND 2 IN COMMUNITY BANK FLOSSMOOR SUBDIVISION BEING A SUBDIVISION OF THE SOUTH 200 FEET OF THE NORTH 800 FEET MEASURED ON THE EAST LINE (EXCEPT THE EAST 50 FEET THEREOF) OF THAT PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CENTER LINE OF GOVERNORS HIGHWAYS, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ON JUNE 24, 1980, AS DOCUMENT NUMBER LR3166537, IN COOK COUNTY, ILLINOIS.

PINS: 31-11-403-016-0000 and 31-11-403-017-0000

ADDRESSES: 19601 Governors Highway, Flossmoor, Illinois 60422

Together with all and singular 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 party of the first part, 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 party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs 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 incumbered 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 SPECIALLY, subject to: See Exhibit A attached hereto and made a part hereof.

S Y
P 3
S N
SCY
INTA

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IN WITNESS WHEREOF, said party of the first part has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Sr. Vice President, the day and year first above written.

FIRST MIDWEST BANK, A STATE BANKING CORPORATION

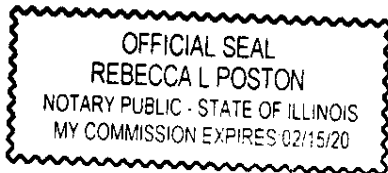
By: *Kenneth J. Kadleck*
Kenneth J. Kadleck
Title: Sr. Vice President

State of Illinois)
) ss.
County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kenneth J. Kadleck, as Sr. Vice President of First Midwest Bank, a State Banking corporation, successor to Bank of Homewood, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Sr. Vice President, he signed, sealed and delivered the said instrument, pursuant to authority given by the Board of Directors of said Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal this 15th day of December, 2016.

Rebecca L. Poston
Notary Public
My Commission Expires: 2-15-20



REAL ESTATE TRANSFER TAX		21-Dec-2016
COUNTY:		50.00
ILLINOIS:		100.00
TOTAL:		150.00

31-11-403-016-0000 | 20161201691195 | 2-078-226-624

This instrument was prepared by: Kevin M. Gensler, Esq., 111 E. Jefferson, #200, Naperville, IL 60540
(Name and Address)

Mail To:

Arnold S. Newman, Esq.
Newman, Boyer & Statham, Ltd.
680 N. Lake Shore Drive
Chicago, IL 60611

SEND SUBSEQUENT TAX BILLS TO:

The Center for Dental Excellence, L.L.C.
19615 Governors Highway
Flossmoor, Illinois 60422

OR RECORDER'S OFFICE BOX NO.

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EXHIBIT A Permitted Exceptions

1. TAXES FOR THE YEARS 2016 AND SUBSEQUENT YEARS.
2. BUILDING LINE(S), AS SHOWN ON THE PLAT OF SUBDIVISION FILED AS DOCUMENT NO. LR3166537, AFFECTING THE WEST 40 FEET FROM GOVERNORS HIGHWAY OF LOT 1 AND THE EAST 30 FEET OF LOT 2.
3. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, THE ILLINOIS BELL TELEPHONE COMPANY, THE NORTHERN ILLINOIS GAS COMPANY AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO, CONTAINED IN THE PLAT FILED AS DOCUMENT NO. LR3166537, AFFECTING THE NORTH 14 FEET OF LOTS 1 AND 2.
4. EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS, AS SHOWN ON THE PLAT OF SUBDIVISION FILED AS DOCUMENT NUMBER LR3166537, AND THE TERMS AND PROVISIONS RELATING THERETO.
5. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF AGREEMENT AS TO LAND USE, FILED JUNE 24, 1980 AS DOCUMENT LR3166538, MADE BY THE COMMUNITY BANK OF HOMEWOOD-FLOSSMOOR TO THE VILLAGE OF FLOSSMOOR, RELATING TO THE ROADWAY FOR INGRESS AND EGRESS FROM BOTH GOVERNORS HIGHWAY AND KEDZIE AVENUE.
6. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.