

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

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CB 1 of 5

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When recorded return to:

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\*1703810067D\*

Doc# 1703810067 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/07/2017 11:14 AM PG: 1 OF 4

(Above Space for Recorder's Use Only)

The Grantor, Markcan, LLC, an Illinois limited liability company (the "Grantor"), for the consideration of Ten (\$10.00) dollars, the receipt and sufficiency of which is hereby acknowledged, and other good and valuable considerations in hand paid, does hereby GRANT, BARGAIN, REMISE, RELEASE, ALIEN, AND CONVEY to Munich Properties, LLC, an Illinois limited liability company (the "Grantee") the real property more particularly described on Exhibit A, attached hereto and made a part hereof (the "Property"), situated in the County of Cook in the State of Illinois, subject to the Permitted Exceptions set forth on Exhibit B, attached hereto and made a part hereof. Grantor hereby release and waive all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

TO HAVE AND TO HOLD the property together with all and singular the rights and appurtenances thereto in any way belonging unto Grantee, and to Grantee's successors and assigns, and Grantor do hereby bind themselves and their 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 through or under Grantor but otherwise subject however to the Permitted Exceptions.

[Signature page follows.]



CITY OF MARKHAM  
Water Stamp

Date 1/18/17

\$ 50.00 4017

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Dated this 18 day of January, 2017.

**Markcan, LLC**  
An Illinois limited liability company

By: \_\_\_\_\_  
Name: Ed Nieroda  
Its: Authorized Signatory

STATE OF ILLINOIS

COUNTY OF COOK

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT ED NIERODA, AUTHORIZED SIGNATORY OF MARKCAN LLC, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT HE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.

Given under my hand and official seal, this 18 day of January, 2017

Brenda Hernandez  
NOTARY PUBLIC



SEND FUTURE TAX BILLS TO:

Munich Properties LLC  
2022 N. 166th St.  
Markham, IL 60428

REAL ESTATE TRANSFER TAX

07-Feb-2017



COUNTY: 875.00  
ILLINOIS: 1,750.00  
TOTAL: 2,625.00

29-19-309-011-0000

| 20170101603849 | 1-847-229-632

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## EXHIBIT A TO SPECIAL WARRANTY DEED

### LEGAL DESCRIPTION

**PARCEL 1:**

THE NORTH 1/2 OF LOTS 5 AND 6 IN W.K. GORE'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19) ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS FOR ROADWAY PURPOSES OVER THE WEST 33 FEET OF THE SOUTH 1/2 OF LOT 6 IN W.K. GORE'S SUBDIVISION AFORESAID, AS CREATED IN THE DEED DATED MAY 6, 1965 AND RECORDED MAY 19, 1965 AS DOCUMENT 13468596.

**PARCEL 3:**

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OF TRUCKS, VANS, AUTOMOBILES AND OTHER VEHICLES AND OF PEDESTRIANS, AS CREATED BY THE ACCESS EASEMENT AGREEMENT EXECUTED BY AND BETWEEN TRI STATE TRANSPORT CENTER LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND MARKCAN LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, RECORDED NOVEMBER 19, 2008 AS DOCUMENT 0832422033, OVER THE FOLLOWING DESCRIBED LAND: THE SOUTH 33 FEET OF THE NORTH 1/2 OF LOTS 3 AND 4, TOGETHER WITH THAT PART OF LOT 2 LYING NORTH OF THE SOUTH 629.31 FEET OF SAID LOT 2 AND LYING SOUTH OF THE EXTENSION EAST OF THE NORTH LINE OF THE SOUTH 33 FEET OF SAID NORTH 1/2 OF LOTS 3 AND 4, TOGETHER WITH THE NORTH 33 FEET OF THE SOUTH 662.31 FEET OF LOT 1, ALL IN W.K. GORE'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SOUTHWEST 1/4) IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NOS.: 29-19-309-011-0000; 29-19-309-012-0000

COMMONLY KNOWN AS: 16600 Dixie Highway, Markham, Illinois 60428

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## EXHIBIT B TO SPECIAL WARRANTY DEED

### Permitted Exceptions

1. (a) terms, provisions, and conditions relating to the easement described as parcels 2 and 3 contained in the instrument creating said easement  
  
(b) rights of the adjoining owner or owners to the concurrent use of said easement
2. Easement in favor of the Illinois Bell Telephone 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 grant recorded/filed as document no. 87110108, affecting the west 10 feet of lot 6 of the land and other property not now in question.
3. Terms, provisions and conditions contained in the access easement agreement executed by and between tri state transport center LLC, an Illinois limited liability company and Markcan LLC, an Illinois Limited Liability Company, recorded November 19, 2008 as document 0832422033.

Rights of the adjoining owner or owners to the concurrent use of said easement.

(affects the land and other property.)

4. Easement in favor of the City of Markham, a municipal corporation of Illinois, 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 of easement recorded/filed as document no. 0623031063.

(affects the north 15 feet of lot 5 and other property not now in question)

5. Easement in favor of the City of Markham, the Commonwealth Edison Company, AT&T and 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 of easement recorded/filed November 18, 2008 as document no. 0832318010.

(affects the land and other property)