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Doc#: 1704818000 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/17/2017 09:18 AM Pg: 1 of 4

Dec ID 20170201610478
ST/CO Stamp 0-272-081-600 ST Tax \$240.00 CO Tax \$120.00

GIT

This Instrument Prepared By:
Daniel M. Greenberg
18141 Dixie Hwy., Suite 111
Homewood, IL 60430

Upon Recordation Mail To:
Thomas Planera II
Thomas Planera II and Associates, Ltd.
195 W. Joe Orr Road Suite 200
Chicago Heights, IL 60411

40030218

SPECIAL WARRANTY DEED

THIS INDENTURE made as of this 10TH day of FEBRUARY, 2017, between DONALD P. SHANK, married to Deborah A. Shank, whose address is 245 S. Orchard Drive, of the Village of Park Forest, County of Cook, State of Illinois, (the "Grantor"), and WW LAND GROUP, LLC-S, an Indiana Limited Liability Company, whose address is 2536 Wayne Trace, of the City of Fort Wayne, County of Allen, State of Indiana (the "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY unto the Grantee, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, as described on Exhibit A attached hereto and made a part hereof (the "Property").

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 at law or in equity, of, in and to the Property, with the hereditaments and appurtenances. TO HAVE AND TO HOLD the Property, 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 Property hereby granted are, or may be, in any manner alienated or encumbered or charged in any way whatsoever, except for and subject to those matters described on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions"); and that Grantor, for itself, its successors and assigns, does hereby covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the Property against all and every person or persons claiming the whole or any part thereof of interest therein, by, through or under the Grantor, subject to the Permitted Exceptions.

THIS IS NOT HOMESTEAD PROPERTY AS TO GRANTOR'S SPOUSE.

Permanent Real Estate Index Numbers: 32-33-101-038-0000
Address of real estate: 3280 East End Avenue, South Chicago Heights, IL 60411

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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents the day and year first above written.

Donald P. Shank

DONALD P. SHANK

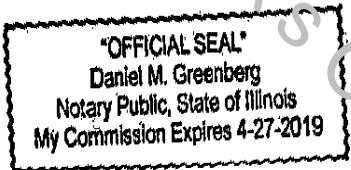
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DONALD P. SHANK, married to Deborah A. Shank, personally known to me 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 DONALD P. SHANK he signed and delivered the said instrument 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 10th day of February, 2017.



Commission expires April 27, 2019

[Signature]
Notary Public



SEND SUBSEQUENT TAX BILLS TO:

WW Holdings, LLC-S
2536 Wayne Trce
Fort Wayne, IN 046803

REAL ESTATE TRANSFER TAX		13-Feb-2017
COUNTY:		120.00
ILLINOIS:		240.00
TOTAL:		360.00
 		
32-33-101-038-0000 20170201810478 0-272-081-600		

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EXHIBIT B
to
Special Warranty Deed

PERMITTED EXCEPTIONS

1. Taxes for the year 2016 and subsequent years which are not yet due and payable.
2. The land lies within the boundaries of the Thorn Creek Basin Sanitary District and is subject to user fees for sanitary service. Pursuant to ordinance recorded on 02-04-2003 as document number 0030167834.
3. Right of the public, the municipality and the State of Illinois, in and to the east 50.00 feet of the land, granted as part of a 100 foot easement by deed dated September 28, 1946, and recorded November 26, 1946, as document 13946612.
4. 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.
5. Encroachment of the concrete drive located mainly on the land onto the property west and adjoining by approximately 1.42 feet, as shown on plat of survey number 0008-03-005 prepared by R.H. Granath surveying, service dated April 2, 2008.
6. Those matters deemed Permitted Exceptions pursuant to Section 2.5.3 of the Agreement.

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EXHIBIT A
to Special Warranty Deed

LEGAL DESCRIPTION OF PROPERTY

THE SOUTH 172.42 FEET OF THAT PART OF LOT 13 IN THE CIRCUIT COURT PARTITION OF THE NORTHEAST 1/4 OF SECTION 32 AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT 13 AT A DISTANCE 80.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 13 AND RUNNING THENCE EAST ALONG THE SAID LINE OF SAID LOT 13, A DISTANCE OF 343.30 FEET TO THE CENTER LINE OF THE 100.00 FEET EASEMENT GRANTED TO THE STATE OF ILLINOIS FOR HIGHWAY PURPOSES; THENCE NORTHERLY ALONG THE CENTERLINE OF EASEMENT A DISTANCE OF 636.00 FEET; THENCE WEST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 350.83 FEET TO A POINT 80.00 FEET EAST OF THE WEST LINE OF SAID LOT 13; THENCE SOUTHERLY ALONG A LINE 80.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 13 TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 3280 East End Avenue, South Chicago Heights, Illinois 60411

PIN: 32-33-101-038-0000