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After recording mail to:

Hershman Cohen
c/o Don Hershman
123 North Wacker Drive
Suite 1600
Chicago, Illinois 60606

Send subsequent tax bills to:

West 47th Place LLC
c/o William Terma
855 Sheridan Road
Highland Park, Illinois 60035



Doc# 1715322023 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/02/2017 11:34 AM PG: 1 OF 4

WARRANTY DEED

THIS WARRANTY DEED is made as of May 30, 2017 between DREAM WORKS, L.L.C., an Illinois limited liability company, having an address at 1881 Rosc Road, Lake Zurich, Illinois 60047 ("**Grantor**"), and WEST 47th PLACE LLC, an Illinois limited liability company, having an address at 855 Sheridan Road, Highland Park, Illinois 60035 ("**Grantee**"). For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor CONVEYS and WARRANTS to Grantee, all of the following described real estate, situated in Cook County in the State of Illinois, known and described as follows:

Please see Exhibit A attached hereto and made a part hereof.



PINs: 01-01-202-049-0000; 01-01-202-050-0000

Commonly known as: 121-141 South Northwest Highway, Barrington, Illinois 60010

TO HAVE AND TO HOLD the Property 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, subject to those exceptions set forth on attached Exhibit B.

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REAL ESTATE TRANSFER TAX

		02-Jun-2017
COUNTY:		737.50
ILLINOIS:		1,475.00
TOTAL:		2,212.50

01-01-202-049-0000

| 20170501664728 | 1-784-039-872

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Warranty Deed this 30th day of May, 2017.

Grantor:

DREAM WORKS L.L.C.,
an Illinois limited liability company

Carolyn J. Gable

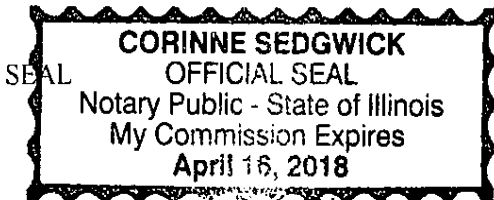
Name: Carolyn J. Gable
Its: Manager

STATE OF ILLINOIS

COUNTY OF Cook) SS)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Carolyn Gable, the Manager of DREAM WORKS L.L.C., an Illinois limited liability company, 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 she signed and delivered the said instrument as her own free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal as of 5/30, 2017.



[Signature]
Notary Public

This document was prepared by:

Dubin Singer PC
c/o Jordan Gray
123 North Wacker Drive
Suite 1600
Chicago, Illinois 60606

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EXHIBIT A Legal Description

PARCEL 1:

THE SOUTH 35 FEET OF LOT 7, LOT 8 AND LOT 9; EXCEPT THAT PART TAKEN FOR ROAD PURPOSES, DESCRIBED AS FOLLOWS: THE WEST 4.280 METERS (14.04 FEET) OF LOTS 7, 8 AND 9 (ALL MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID LOTS) IN GEORGE A. LAGESCHULTE'S SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 31, 1921 AS DOCUMENT NUMBER 7099314.

PARCEL 2:

LOTS 10 AND 11 (EXCEPTING THEREFROM THAT PART TAKEN FOR ROAD PURPOSES AS DISCLOSED IN CASE NUMBER 01-1-50306 AND RECORDED AS DOCUMENT NUMBER 0010341987) IN GEORGE A. LAGESCHULTE'S SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 31, 1921 AS DOCUMENT NUMBER 7099314.

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EXHIBIT B Permitted Exceptions

1. General Real Estate Taxes for 2016 Second Installment and subsequent years.
2. Rights of Mr. Duct, Inc.; MK Cleaners; The Indecor Group, Inc., d/b/a/ JC Licht/EPCO; Scaramouche Enterprises, LLC, d/b/a Mathanasium of Barrington and Robertaccio d/b/a Farmers Insurance, as tenants, under existing unrecorded lease agreements.
3. Matters as disclosed by the Plat of Survey prepared by Carradus Land Survey, Inc. dated May 25, 2017, as order number 29561-AL, as follows:
 - a. Encroachment of curbs, bituminous pavement and concrete wall over the west line of the land and onto the public right of way by up to 21.2 feet.
 - b. Encroachment of concrete wall over the south line of the land and onto the property south by up to .9 feet.
 - c. Rights, if any, of public and quasi-public utilities in and to that part of the land as disclosed by overhead wires along the west, east and north lines of the land.
 - d. Encroachment of wood fence located on the property east and onto the land by up to 2.25 feet.
 - e. Encroachment of bituminous drive located on the property east and onto the land by 1.45 feet.
 - f. Encroachment of concrete wall along the east line of the land and onto the property east by up to .55 feet.
 - g. Encroachment of concrete located on the property north and onto the land by .7 feet.

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