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THIS INSTRUMENT WAS
PREPARED BY:

Charles J. Benvenuto, P.C.
2901 Butterfield Road
Oak Brook, IL 60523

AFTER RECORDING
RETURN TO:

Seyfarth Shaw LLP
233 South Wacker Drive
Suite 8000
Chicago, IL 60606
Attn: Jay Gitle



Doc# 1715818021 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/07/2017 01:42 PM PG: 1 OF 4

(Space Above This Line for Recording Data)

8984302 DE

1 of 1

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is entered into and effective as of the 5th day of June, 2017, by **Burbank 1031 Venture, L.L.C.**, a Delaware limited liability company, having an address of 2901 Butterfield Road, Oak Brook, IL 60523 (the "**Grantor**"), to and in favor of **VicRob South Cicero LLC**, a Delaware limited liability company, having an address of c/o Paracorp Incorporated, 2140 South DuPont Highway, Camden, DE 19934 ("**Grantee**").

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby GRANTS, REMISES, RELEASES, ALIENS AND CONVEYS to Grantee and to its successors and assigns, FOREVER, all the following described real property, situated in the City of Burbank, County of Cook, State of Illinois, known and legally described in **Exhibit A** attached hereto and by this reference made a part hereof ("**Property**"), together with all and singular the improvements, 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 in law or equity, of, in and to the above described Property, with the improvements, hereditaments and appurtenances.

This conveyance is made by Grantor and accepted by Grantee subject to the matters set forth in **Exhibit B** attached hereto and made a part hereof ("**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, together with all and singular the rights and appurtenances thereto in anywise belonging to the Grantee, its successors and assigns, FOREVER, and Grantor does hereby bind itself, its successors and assigns, to **WARRANT AND DEFEND** all and singular the Property, subject to the Permitted Exceptions, to Grantee, its successors and assigns, against all persons lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

[Remainder of page intentionally left blank; signature page follows]

R/02

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed as of the day and year first above written.

GRANTOR:

BURBANK 1031 VENTURE, L.L.C.

By: Etna Oil Co., Inc., an Illinois corporation, sole member

By: Lorraine Hess
Lorraine Hess, Manager

STATE OF ILLINOIS)
COUNTY OF COOK LaSalle)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Loraine Hess, manager of Etna Oil Co., Inc., an Illinois corporation, sole member of BURBANK 1031 VENTURE, L.L.C a Delaware limited liability company ("Company"), who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager, appeared before me this day in person and acknowledged that she signed and delivered said instrument as her own free and voluntary act and as a free and voluntary act of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31st day of May 2017.

Samantha Schumacher

Notary Public
[Seal]

Send subsequent tax bills to:

VicRob South Cicero LLC
c/o Paracorp Incorporated
2140 South DuPont Highway
Camden, DE 19934
Attn: Robert Zagame



City of Burbank

\$ 46,750.00 Forty Six Thousand Seven Hundred

6/7/17 [Signature] fifty

Real Estate Transaction Stamp

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EXHIBIT A

LEGAL DESCRIPTION

Lots 1, 2, 4 and 5 in Burbank Town Center Subdivision of Part of the East 1/2 of the Southeast 1/4 of Section 28, Township 38 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded June 25, 1984 as Document No. 27143345, in Cook County, Illinois.

Permanent Real Estate Index Nos.: 19-28-401-042-0000, 19-28-401-043-0000, 19-28-401-045-0000, 19-28-401-046-0000

Common Address of Property: 7600 South Cicero Avenue, Burbank, Illinois 60459

REAL ESTATE TRANSFER TAX

06- un-2017



COUNTY:	4,675.00
ILLINOIS:	9,350.00
TOTAL:	14,025.00

19-28-401-042-0000

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1-921-948-096

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes for 2017 and subsequent years, a lien not yet due or payable.
2. Lease by and between American National Bank and Trust Company of Chicago, as trustee under Trust Agreement dated September 29, 1996 and known as Trust No. 122147-06 and Best Buy Co., Inc., as evidenced by a certain Memorandum of Lease Commencement recorded January 29, 1997 as Document No. 97065682.
3. Easement in favor of Commonwealth Edison Company and the Illinois Bell Telephone Company, and 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 September 21, 1983 as Document 26787721 and filed January 13, 1984 as Document No. LR3350664, affecting the north and east lines of the land.
4. Covenants, conditions and restrictions contained in Declaration of Protective Covenants, Restrictions and Easements dated December 8, 1983 and recorded December 22, 1983 as Document No. 26906440 and filed January 13, 1984 as Document LR3350667, as amended by that certain Modification of Protective Covenants, Restrictions and Easements dated December 19, 1996 and recorded January 29, 1997 as Document No. 97065679.
5. Ordinance dated August 3, 1954 and recorded August 17, 1954 as Document No. 15991259 by Board of Trustees of South Stickney District, Cook County, Illinois, establishing charges and rates for the use and service of the sewage system of the South Stickney Sanitary District of Cook County, Illinois.
6. Easement in favor of Northern Illinois Gas Company as set forth on Plat of Subdivision recorded June 28, 1984 as Document No. 27143345.
7. Easement in favor of Commonwealth Edison Company contained in Grant of Easement recorded December 22, 1983 as Document No. 26906435.
8. Easement in favor of Commonwealth Edison Company contained in Grant of Easement recorded December 22, 1983 as Document No. 26906436.
9. Matters disclosed on that certain plat of survey made by Edward J. Molloy & Associates, Ltd. dated April 14, 2017 as Order No. 170063.