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**SPECIAL WARRANTY
DEED
(Illinois)**

Doc#: 1719318067 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/12/2017 10:42 AM Pg: 1 of 4

Dec ID 20170601676598
ST/CO Stamp 1-549-837-760 ST Tax \$601.00 CO Tax \$300.50

THIS AGREEMENT, made this 29 day of June, 2017, between **FIRST MIDWEST BANK**, an Illinois banking corporation, 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 **FIRST SECURE BANK AND TRUST**, an Illinois banking corporation, 10360 S. Roberts Road, Palos Hills, IL 60465, 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:

Legal description attached hereto as Exhibit A and made a part hereof.

Permanent Index Number: 28-21-117-005-0000 and 28-21-117-020-0000
Address(es) of Real Estate: 15901 Central Avenue, Oak Forest, IL 60452

The real property conveyed by this Special Warranty Deed shall be held by the party of the second part subject to a covenant and restriction that the Property shall not be used, or advertised for future use, as a Financial Institution as such term is defined in the Illinois Banking Act (205 ILCS 5/) or any other form of financial services, prior to April 1, 2018, except as extended by breach of the covenant and restriction ("Covenant"). Notwithstanding anything to the contrary, the Property may be used for general office use in support of banking services, provided no outside signage is used or displayed and no Financial Institution activities involving customer contact (other than incidental contact by phone or email related to administrative activities) occur on the Property. The terms and conditions of the Covenant shall not prohibit Purchaser from filing with the appropriate regulatory authorities any application required to operate as a Financial Institution on the Property on and after April 1, 2018, and to publish any notices required in connection with such applications.

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.

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOT 1 IN RESUBDIVISION OF LOT 'A' (EXCEPT THE NORTH 100 FEET OF THE WEST 150 FEET THEREOF, LOT 'D' AND THE EAST 150 FEET (EXCEPT THE NORTH 100 FEET THEREOF) OF LOT 'E' IN WARREN J. PETERS' FRIENDLY OAKS SUBDIVISION, BEING A SUBDIVISION OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART HERETOFORE DEDICATED FOR PUBLIC HIGHWAY BY DOCUMENT NUMBER 11113019, ACCORDING TO PLAT OF SAID RESUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY ILLINOIS ON MARCH 6, 1962 AS DOCUMENT 2022665, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 1, BEING ALONG AN ARC OF A CIRCLE, HAVING A RADIUS OF 260 FEET, BEING CONVEX TO THE NORTHEAST, THE CHORD THEREOF HAVING A BEARING OF SOUTH 78 DEGREES 21 MINUTES 02 SECONDS, EAST AND A LENGTH OF 105.00 FEET, AN ARC DISTANCE OF 105.73 FEET TO A POINT; THENCE NORTH 21 DEGREES 57 MINUTES 16 SECONDS EAST, A DISTANCE OF 126.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 54 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1; A DISTANCE OF 96.06 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE NORTH 100.00 FEET OF THE WEST 150.00 FEET OF LOT "A" IN WARREN J. PETERS' FRIENDLY OAKS SUBDIVISION, BEING A SUBDIVISION OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART HERETOFORE DEDICATED FOR PUBLIC HIGHWAY BY DOCUMENT NUMBER 11113019, ACCORDING TO PLAT OF SAID SUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK ILLINOIS, ON APRIL 12, 1957, AS DOCUMENT NUMBER 1732808 AND EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED LOT, THENCE SOUTH ALONG THE WEST LINE OF THE ABOVE DESCRIBED LOT, A DISTANCE OF 15 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF THE ABOVE DESCRIBED LOT 15 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG SAID NORTH LINE 15 FEET TO THE POINT OF BEGINNING.

PERMANENT INDEX NUMBER: 28-21-117-005-0000 and 28-21-117-020-0000

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EXHIBIT B Permitted Exceptions

1. TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.
2. PLAT OF RIGHT OF WAY RECORDED AUGUST 8, 2003 AS DOCUMENT NO. 0322018117.
3. SUBJECT TO BUILDING LINES AS SHOWN ON PLAT REGISTERED AS DOCUMENT NO. 1732808.
4. SUBJECT TO EASEMENTS CONTAINED IN PLAT REGISTERED AS DOCUMENT NO. 1732808, IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOR SERVING THE FOREGOING PREMISES AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICES, ETC., AS HEREIN RESERVED AND GRANTED.
5. EFFECT OF NOTICE OF FOLLOWING RECITAL CONTAINED IN DEED REGISTERED AS DOCUMENT NO. 2745220: SUBJECT TO GAS MAIN EASEMENT GRANTED TO NORTHERN ILLINOIS GAS COMPANY IN INSTRUMENT DATED JANUARY 13, 1972, AFFECTING THAT PART OF THE NORTH 100 FEET OF THE WEST 150 FEET OF LOT "A" AFORESAID LYING BETWEEN THE CENTERLINE OF 159TH STREET AND A LINE DRAWN 60 FEET SOUTH OF AND PARALLEL WITH SAID ROAD CENTER LINE.