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This instrument prepared by:

Kevin A. Sterling, Esq.
The Sterling Law Office
411 N. LaSalle Street
Suite 200
Chicago, Illinois 60654

After recording mail to:

Lee Zeidman, Esq.
Zeidman & Associates Ltd.
4701 Golf Rd
Suite 1125
Skokie, Illinois 60076

PTM-42116 1/25



Doc# 1721516320 Fee \$48.00

CHSP FEE: \$9.00 RPRF FEE: \$1.00

CAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/03/2017 04:05 PM PG: 1 OF 6

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

ROBBIE I, LLC, an Illinois limited liability company ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by **9142-9144 TERMINAL AVE LLC**, an Illinois limited liability company ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee all of Grantor's right, title and interest in and to that certain parcel of land located in Cook County, Illinois and legally described in Schedule A attached hereto and incorporated herein by this reference, together with all improvements and fixtures located thereon and owned by Grantor as of the date hereof and all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title and interest in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (herein collectively called the "Property").

This conveyance is made by Grantor and accepted by Grantee subject to all covenants, conditions, restrictions, and other matters listed on Schedule B attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns, and Grantor does hereby bind itself, its legal representatives, successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Property unto the Grantee, its legal representatives,

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successors and assigns, against Grantor and every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

If any term or provision of this Special Warranty Deed or the application thereof to any persons or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Special Warranty Deed or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of this Special Warranty Deed shall be valid and enforced to the fullest extent permitted by law.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor as of 7/18, 2017.

ROBBIE I, LLC, an Illinois limited liability company

By: 
Michael Stevens, Manager

Mail Tax Bills to:

9142-9144 Terminal Ave LLC
5125 ~~Skokie Ave~~ CHURCH ST.
Skokie, Illinois 60077

VILLAGE OF SKOKIE	
ECONOMIC DEVELOPMENT TAX	
PIN:	10-115-0100-017/08/031
ADDRESS:	9142-9144 Terminal
8476	\$ 110 ⁰⁰
	8/2/17 SL

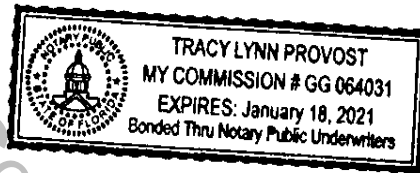
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STATE OF Florida)
) SS
COUNTY OF Collier)

On July 18, 2017, before me, the undersigned, a notary public in and for said State, personally appeared Michael Stevens, Manager of ROBBIE I, LLC, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that, by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

Tracy Provost, Notary Public
My Commission Expires: 1/18/2021



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SCHEDULE A

LEGAL DESCRIPTION OF THE REAL PROPERTY

LOTS 17, 18, 19, AND THE NORTH 5 FEET OF LOT 20 IN SMOOK-SIEM'S AND COMPANY'S NILES CENTER TERMINAL SUBDIVISION OF PART OF LOT 9 IN COUNTY CLERK'S DIVISION OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WESTERLY OF THE CHICAGO AND NORTHWESTERN RAILWAY IN COOK COUNTY, ILLINOIS.

P.I.N.s: 10-16-400-017-0000, 10-16-400-018-0000, and 10-16-400-031-0000

Common Address: 9142-9144 Terminal Avenue, Skokie, Illinois 60077

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SCHEDULE B

THE PERMITTED EXCEPTIONS

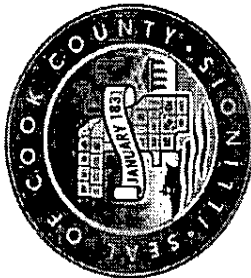
1. General Real Estate Taxes for 2017 and subsequent years not yet due and payable
2. Lease Agreement dated September 26, 2016, by and between ROBBIE I, LLC and Ned Stevens Gutter Cleaning & General Contracting of Illinois, LLC
3. Covenants, Conditions and Restrictions contained in a deed recorded on February 20, 1931 as Document Number 10849122 relating to: cost, use, height, location and construction of buildings to be erected on the land.
4. No Further Remediation Letter recorded May 15, 2012 as Document Number 1213618009

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REAL ESTATE TRANSFER TAX

03-Aug-2017



COUNTY:
ILLINOIS:
TOTAL:

185.00
370.00
555.00

10-16-400-017-0000

20170701693728

0-823-983-552

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