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1825506196D

Doc# 1825506196 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/12/2018 04:12 PM PG: 1 OF 6

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN
TO:

William J. Mitchell
Meltzer Purtil & Stelle LLC
300 South Wacker Drive
Chicago, Illinois 60606

ABOVE SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 10th day of April, 2018 by FLOSSMOOR CRAWFORD PARTNERS LLC, an Illinois limited liability company ("Grantor"), to FLOSSMOOR VENTURES LLC, an Illinois limited liability company ("Grantee").

WITNESSETH, that Grantor, 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 the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to Grantee's successors and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto and made a part hereof (the "Premises").

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 Grantor, 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 Grantee and Grantee's successors and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee and Grantee's successors and assigns, that during the period of time that Grantor held fee simple title to the Premises, it has not done or suffered to be done, anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth as "Permitted Title Exceptions" on Exhibit B attached hereto and made a part hereof; and that subject to such Permitted Title Exceptions, the Grantor WILL WARRANT AND DEFEND the Premises for the period of time that Grantor held fee simple title to the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

Exempt under provisions of Paragraph (e)
Section 31-45, Property Tax Code

4/10/2018
Date

[Signature]
Buyer, Seller or Representative

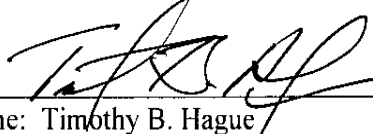
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IN WITNESS WHEREOF, Grantor has executed this instrument as of the day and year first above written.

GRANTOR:

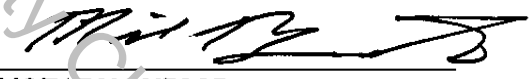
FLOSSMOOR CRAWFORD PARTNERS LLC,
an Illinois limited liability company

By: 
Name: Timothy B. Hague
Title: Manager

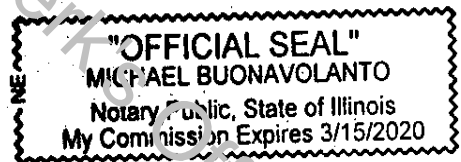
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Timothy B. Hague, the Manager of FLOSSMOOR CRAWFORD PARTNERS LLC, an Illinois limited liability company ("Company"), 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 he signed and delivered the said Deed, 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 16th day of April, 2018.


NOTARY PUBLIC

(SEAL)
My commission expires 3/15/2020



SEND SUBSEQUENT TAX BILLS TO: Flossmoor Ventures LLC
6801 W. Roosevelt Road
Berwyn, IL 60402

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EXHIBIT A

LEGAL DESCRIPTION

WEST LOT - BUONA PARCEL

LOT 1 IN BUONA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 6, 2018 AS DOCUMENT NO. 1824916068, IN COOK COUNTY, ILLINOIS BEING A PART OF OUTLOT C IN MEIJER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 4, 2015 AS DOCUMENT 1506339039, IN COOK COUNTY, ILLINOIS

ALSO KNOWN AS:

A PART OF OUTLOT C IN MEIJER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 4, 2015 AS DOCUMENT 1506339039, IN COOK COUNTY, ILLINOIS, SAID PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT C; THENCE NORTH 00 DEGREES 42 MINUTES 26 SECONDS WEST (BEARINGS BASED UPON SAID FINAL PLAT OF MEIJER SUBDIVISION), A DISTANCE OF 250.35 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1 OF SAID MEIJER SUBDIVISION; THENCE NORTHEASTERLY 15.46 FEET ON SAID SOUTHERLY LINE ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 37 DEGREES 47 MINUTES 07 SECONDS EAST, A CHORD DISTANCE OF 15.33 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTERLY 46.26 FEET CONTINUING ON SAID SOUTHERLY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 76.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 67 DEGREES 52 MINUTES 28 SECONDS EAST, A CHORD DISTANCE OF 45.55 FEET; THENCE NORTH 85 DEGREES 18 MINUTES 47 SECONDS EAST CONTINUING ON SAID SOUTHERLY LINE, A DISTANCE OF 29.83 FEET; THENCE EASTERLY 117.98 FEET CONTINUING ON SAID SOUTHERLY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 329.56 FEET, THE CHORD OF SAID CURVE BEARS NORTH 75 DEGREES 03 MINUTES 27 SECONDS EAST, A CHORD DISTANCE OF 117.35 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY 89.01 FEET CONTINUING ON SAID SOUTHERLY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET, THE CHORD OF SAID SURVEY BEARS SOUTH 57 DEGREES 34 MINUTES 37 SECONDS EAST, A CHORD DISTANCE OF 75.19 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 54 MINUTES 49 SECONDS EAST ON SAID EASTERLY LINE, A DISTANCE OF 23.68 FEET; THENCE SOUTH 89 DEGREES 17 MINUTES 34 SECONDS WEST, A DISTANCE OF 99.09 FEET; THENCE SOUTH 00 DEGREES 42 MINUTES 26 SECONDS EAST, A DISTANCE OF 176.00 FEET; THENCE NORTH 89 DEGREES 17 MINUTES 34 SECONDS EAST, A DISTANCE OF 5.58 FEET; THENCE SOUTH 00 DEGREES 42 MINUTES 26 SECONDS EAST, A DISTANCE OF 57.29 FEET TO A POINT ON THE SOUTH LINE OF SAID OUTLOT C; THENCE SOUTH 89 DEGREES 20 MINUTES 40 SECONDS WEST ON SAID SOUTH LINE, A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING, CONTAINING 50,928 SQUARE FEET (1.169 ACRES), MORE OR LESS. ALL IN COOK COUNTY, ILLINOIS.

COMMON PIN NO.: 31-11-302-036-0000
ADDRESS: 19803 S. CRAWFORD AVENUE, FLOSSMOOR, IL

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EXHIBIT B

PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES NOT YET DUE OR PAYABLE
2. PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON PLAT OF MEIJER SUBDIVISION RECORDED MARCH 4, 2015 AS DOCUMENT NUMBER 1506339039.
3. BUILDING LINE(S) AS SHOWN ON THE PLAT OF MEIJER SUBDIVISION RECORDED AS DOCUMENT NO. 1506339039, AFFECTING THE WEST 50 FEET AND THE SOUTH 25 FEET OF THE LAND.
4. RESTRICTION ON PLAT OF MEIJER SUBDIVISION RECORDED AS DOCUMENT NUMBER 1506339039 PROHIBITING DIRECT VEHICULAR ACCESS TO CRAWFORD AVENUE.
5. ORDINANCE NO. 2013-1765 OF THE VILLAGE OF FLOSSMOOR RECORDED AUGUST 14, 2014 AS DOCUMENT NUMBER 1422634116 VACATING A PORTION OF 198TH STREET, WHICH INCLUDES RESERVATION OF EASEMENT FOR WATER MAIN AND STORM SEWER, AND CONDITION THAT THE VACATION IS SUBJECT TO MEIJER COMPLYING WITH CERTAIN REQUIREMENTS.
6. ACCESS EASEMENT DECLARATION BY MEIJER STORES LIMITED PARTNERSHIP RECORDED DECEMBER 24, 2013 AS DOCUMENT NUMBER 1335829104 CONCERNING INGRESS AND EGRESS, CONSTRUCTION AND REVIEW OF PLANS, AND PAYMENT OF ANNUAL MAINTENANCE FEES. RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
7. ANNEXATION AGREEMENT RECORDED OCTOBER 27, 1988 AS DOCUMENT NUMBER 88-495577.
8. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW), CONCERNING COST AND USE OF BUILDINGS TO BE CONSTRUCTED CONTAINED IN DEEDS RECORDED APRIL 16, 1947 AS DOCUMENT NUMBER 14035889 AND JUNE 17, 1952 AS DOCUMENT NUMBER 15366967.
9. EASEMENT IN FAVOR OF METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO TO INSTALL, OPERATE, AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVICING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT CONTAINED IN THE GRANT RECORDED AS DOCUMENT NUMBER 20260648.

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10. PRESENCE OF MEIJER SIGN ON CONCRETE PAD IN THE NORTHWEST CORNER OF THE LAND, AS DISCLOSED BY SURVEY PREPARED BY SPACECO INC., DATED MARCH 6, 2017, JOB NO. 7267.

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: April 10, 2018

Signature *[Handwritten Signature]*
Grantor or Agent

Subscribed and sworn to before me by the said affiant
this 10th day of April, 2018

Notary Public

[Handwritten Signature]



The grantee or his agent affirms and verifies, to the best of his knowledge, that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquired and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

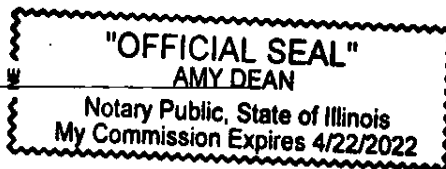
Dated: April 10, 2018

Signature *[Handwritten Signature]*
Grantor or Agent

Subscribed and sworn to before me by the said affiant
this 10th day of April, 2018

Notary Public

[Handwritten Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)