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This document prepared by and after recording return to:

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Evergreen Park IL 60805

778-47968

145



1831744097D

Doc# 1831744097 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/13/2018 03:54 PM PG: 1 OF 6

This space reserved for

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of this 6th day of November, 2018, between **FIFTH THIRD BANK**, an Ohio banking corporation ("**Grantor**"), having an address of 38 Fountain Square Plaza, MD10ATA1, Cincinnati, Ohio 45263, and **NEW SOUTHTOWN INVESTMENTS, LLC**, an Illinois limited liability company ("**Grantee**"), having an address of 9730 S. Western Avenue, Suite 203, Evergreen Park, IL 60805.

WITNESSETH, that, Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain and sell to Grantee, and its successors and assigns forever, that certain land, situate, lying and being in the County of Cook, State of Illinois, and being more particularly described in **Exhibit A** attached hereto and made a part hereof (the "**Property**").

TOGETHER WITH all tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

AND SUBJECT TO (A) real property taxes and assessments for 2018 and subsequent years, (B) all easements, covenants, conditions, restrictions and other agreements of record, (C) all matters which would be disclosed by a recent and accurate survey of the Property, (D) public streets and legal highways, (E) municipal, zoning and subdivision laws and ordinances, (F) that certain Lease Agreement between Grantor, as landlord, and Health Families, Chicago, as tenant, dated September 1, 2016 and (G) a Lease Agreement for a portion of the Property (the "**Lease**"), executed by Grantor and Grantee as of the date hereof.

Additionally, for a period of time commencing as of the date first set forth above, and expiring upon the date that is one (1) year after the expiration or earlier termination of the Lease and Grantor's vacation of the Property, no portion of the Property shall be used or operated for or as (i) any financial institution, bank, savings and loan, trust company, ATM, automated teller machine or other free standing cash dispensing or financial transaction machine, stock brokerage, mortgage company, brokerage or credit union, (ii) any type of financial services entity or the offering of any Banking Services (as defined herein) or (iii) any type of brokerage, mortgage and financial services. As used herein "**Banking Services**" will mean the provision of checking, savings, check cashing, credit card, commercial loan, consumer loan, residential loan, international letters of credit, trust, automatic teller, securities brokerage and other financial

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services provided by commercial banking and savings and loan institutions to commercial and consumer customers. Grantor's use of the Property pursuant to the Lease are permitted and shall not violate the use restrictions set forth above.

Additionally, for a period of two (2) years after the date hereof (although such restriction shall be perpetual with respect to Grantee), no portion of the Property shall be used for any Marijuana Uses (as defined herein). As used herein "Marijuana Uses" will mean any marijuana related activities, including but not limited to the possession, sale, cultivation, manufacturing, dispensing or distribution of marijuana for medical or recreational purposes, and/or the sale, manufacturing, dispensing or distribution of paraphernalia for use with marijuana or illicit drugs.

In the event of a breach, or attempted or threatened breach of the use restrictions set forth above, Grantor or its successors or assigns, shall be entitled to full and adequate relief by injunction and all other available legal and equitable remedies from the consequences of such breach.

TO HAVE AND TO HOLD the Property, with the appurtenances, in fee simple, unto Grantee, its successors and assigns, to its own proper use and benefit forever.

AND GRANTOR, for itself and for its successors and assigns, does specially warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

[REMAINDER OF PAGE BLANK. SIGNATURE PAGES FOLLOW.]

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FIFTH THIRD BANK, an Ohio banking corporation

By: Chad Penellay

Name: CHAD PENELLAY

Its: VP

STATE OF Illinois)
) SS:
COUNTY OF WARREN)

Before me, a Notary Public in and for said County and State, personally appeared Chad Penellay, by me known and by me known to be the VP of **FIFTH THIRD BANK**, an Ohio banking corporation, who acknowledged the execution of foregoing Special Warranty Deed on behalf of said corporation.

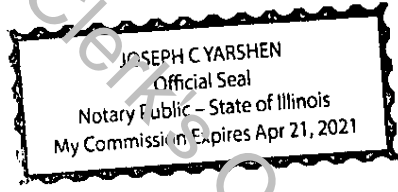
WITNESS my hand and Notarial Seal this 2 day of November, 2018.

Joseph C. Yarshen
Notary Public

Joseph C. Yarshen
Printed Signature

My Commission Expires: April 21, 2021

My County of Residence: Will



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EXHIBIT A

PARCEL 1:

LOTS 1 TO 5, BOTH INCLUSIVE, IN ELLIS SUBDIVISION OF LOTS 41, 42, 43 AND 44 IN BLOCK 83 OF HARVEY, BEING A SUBDIVISION OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 9, 1891 AS DOCUMENT 1565703 IN BOOK 51 OF PLATS PAGE 31, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 30 TO 40 BOTH INCLUSIVE, IN BLOCK 83 IN HARVEY, A SUBDIVISION OF PARTS OF SECTIONS 8 AND 17, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1890 AS DOCUMENT 1274898, IN COOK COUNTY, ILLINOIS.

The above-described properties being commonly known as Cook County Tax Parcel Nos. 29-17-215-006-0000; 29-17-215-007-0000; 29-17-215-008-0000; 29-17-215-040-000 and 29-17-215-041-0000.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

08-Nov-2018



COUNTY:	348.50
ILLINOIS:	697.00
TOTAL:	1,045.50

29-17-215-006-0000

20181001602015

0-930-405-536

\$697,000



Fig 21036