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Doc#. 1831757137 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/13/2018 01:32 PM Pg: 1 of 4

18014233WF
Prepared by:

Joseph Cainkar
Louis F. Cainkar, Ltd.
30 North LaSalle Street, Suite 3430
Chicago, IL 60602-3337

Dec ID 20181101627522
ST/CO Stamp 1-719-321-248

After recording, return to:

Haugh & Associates
Attention: Valerie Haugh
525 Dee Lane, Suite 200
Roselle, IL 60172

Mail subsequent tax bills to:

Veer Laxmi Inc.
c/o Manoj Mahapatra
3219 Tall Grass Drive
Naperville, IL 60172

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of the 9th day of November, 2018 by **VILLAGE OF McCOOK**, an Illinois municipality, 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 ("Grantor"), whose address for purposes hereof is 5000 Glencoe Avenue, McCook, IL 60525, and **VEER LAXMI, INC.**, a Delaware corporation ("Grantee"), whose address for purposes hereof is 3219 Tall Grass Drive, Naperville, IL 60172, for and in consideration of the sum of **NINE HUNDRED THIRTY ONE THOUSAND TWO HUNDRED AND FIFTY FIVE and No/100 Dollars (\$931,255.00)** paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT, SELL and CONVEY unto the, that certain tract or parcel of real property (herein called the "Property") located in Cook County, Illinois, as more particularly described on Exhibit A attached hereto and made a part hereof by this reference;

TO HAVE AND TO HOLD said Property unto Grantee, and its successors and assigns, forever, with all tenements, appurtenances and hereditaments thereunto belonging, subject to easements, conditions, restrictions, and other matters of record, including but not limited to the easements and restrictions described herein. This Special Warranty Deed, and all ownership, title and interest conveyed to Grantee is subject to a right of reverter as set forth in that certain Amended and Restated Redevelopment Agreement executed by Grantor and Grantee on July 16, 2018 and recorded with the Cook County recorder's office as Document No. 182011600 ("RDA"), which is otherwise incorporated into this Special Warranty Deed by reference and which reverter expires as set forth in such RDA. Any conditions set forth in this Special Warranty Deed shall run with the land as an incorporeal interest in the Property, enforceable with respect to the Property and Grantee, and its successors and assigns, by Grantor and its personal representatives, successors and assigns.

Grantor makes no warranty or representation regarding the condition of the Property, including, without limitation, environmental or ecological condition, it being understood that the Grantee is taking

Valerie Haugh
Real Estate Transfer Tax
EXEMPT
VILLAGE OF MCCOOK


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the Property "AS IS, WHERE IS - WITH ALL FAULTS AND WITHOUT ANY REPRESENTATION OR WARRANTY WHATSOEVER, EXPRESS OR IMPLIED."

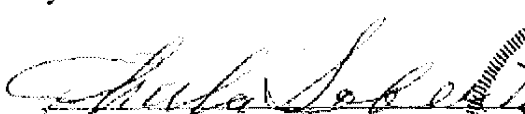
Without limiting the foregoing, Grantee hereby covenants and agrees that Grantee accepts the property "AS IS" and "WHERE IS", and with all faults and defects, latent or otherwise, and that Grantor is making no representations or warranties, either expressed or implied, by operation of law or otherwise, with respect to the quality, physical conditions or value of the Property, the Property's habitability, suitability, merchantability or fitness for a particular purpose, the presence or absence of conditions on the Property that could give rise to a claim for personal injury, property or natural resource damages; the presence of hazardous or toxic substances, materials or wastes, substances, contaminants or pollutants on, under or about the Property, or the income or expenses from or of the Property.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said Property hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said Property, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the matters set forth in Exhibit B attached hereto and made a part hereof.

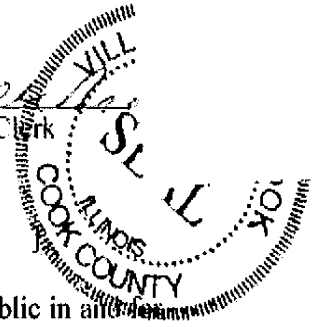
IN WITNESS WHEREOF, said Grantor has caused this instrument to be duly executed and delivered by its duly authorized officer, as of the day and year first above written.



JEFFREY R. TOBOLSKI, Mayor




CHARLES SOBUS, SR., Village Clerk



AFFIX VILLAGE SEAL

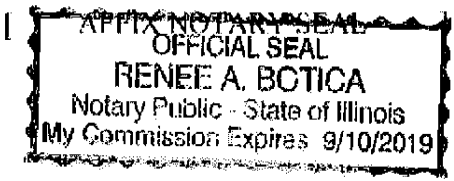
State of Illinois, County of Will ss. I, the undersigned, a Notary Public in and for Cook County, in the State aforesaid, DO HEREBY CERTIFY that Jeffrey R. Tobolski and Charles Sobus, Sr., personally known to me to be the Mayor and Village Clerk of the Village of McCook, respectively, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered this deed as their free and voluntary act of the Grantor for the uses and purposes therein set forth.



Given under my hand and official seal, this DATED this 9th day of November, 2018

Commission expires 09/10 20 19 
NOTARY PUBLIC

Exempt under provisions of Paragraph b, Section 4, Real Estate Transfer Tax Act.

11-9-18
Date 
Attorney



REAL ESTATE TRANSFER TAX
 
COUNTY: 12-Nov-2018
ILLINOIS: 0.00
TOTAL: 0.00
18-10-200-020-0000 | 20181101627522 | 1-719-321-248

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EXHIBIT A

LEGAL DESCRIPTION

LOT 2 IN THE FINAL PLAT OF SUBDIVISION OF MCCOOK INDUSTRIAL CENTER II FIRST RESUBDIVISION, BEING A RESUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 2005 AS DOCUMENT 0523545101, IN COOK COUNTY, ILLINOIS.

PIN: 18-10-200-020-0000

Commonly Known As: 8951 West 47th Street, McCook, IL 60525

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes for 2018 and subsequent years not yet due and payable.
2. Deed dated June 30, 1949 and recorded July 6, 1950 as Document No. 14843487 and filed as Document LR1303816.
3. Environmental disclosure document recorded June 19, 1998 as Document No. 98522940.
4. Easement recorded as Document No. 0436539081 and Clarification of Easement recorded as Document No. 0529910100.
5. Final Plat of Subdivision of McCook Industrial Center II First Resubdivision recorded August 23, 2005 as Document No. 0523545101.
6. Declaration of Covenants, Restrictions and Easements recorded August 15, 2005 as Document No. 0522715099.
7. Vacation of Rail and Utility Easement recorded December 15, 2005 as Document No. 0534905202.
8. No Further Remediation Letter recorded April 7, 2008 as Document No. 0809810074.
9. No Further Remediation Letter recorded October 15, 2009 as Document No. 0928845124.
10. Notice recorded February 23, 2007 as Document No. 0705416041.
11. Declaration of Easements, Covenants, Conditions and Restrictions recorded December 9, 2011 as Document No. 1134310049
12. No Further Remediation Letter recorded April 7, 2008 as Document No. 0809810072.
13. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
14. Redevelopment Agreement recorded February 23, 2017 as Document No. 1705444001, as amended and restated in Amended and Restated Redevelopment Agreement recorded July 20, 2018 as Document No. 1820116050.