

UNOFFICIAL COPY


This instrument prepared by
and after recording return to:

Ashley D. Cox, Esq.
Dentons US LLP
233 S. Wacker Drive, Ste. 5900
Chicago, Illinois 60606

Mail subsequent tax bills to:

The Pepper Companies, Inc.
411 Lake Zurich Road
Barrington, Illinois 60010

CC# 180234920 X

 *1835334084*
Doc# 1835334084 Fee \$44.00
RHSP FEE: \$9.00 RPRF FEE: \$1.00
EDWARD H. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 12/19/2018 02:07 PM PG: 1 OF 4

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

The GRANTOR, ORLEANS BUILDING CORPORATION, an Illinois corporation, having an address of 411 Lake Zurich Road, Barrington, Illinois 60010, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand, by these presents does GRANT, SELL, CONVEY and WARRANT unto THE PEPPER COMPANIES, INC., a Delaware corporation, having an address of 411 Lake Zurich Road, Barrington, Illinois 60010, GRANTEE, all of Grantor's right, title and interest in and to that certain real property located in Cook County, Illinois, as more particularly described in Exhibit A attached hereto and made a part hereof, together with all buildings, improvements and fixtures located thereon as of the date hereof and all rights, privileges and appurtenances pertaining thereto (collectively, the "Real Property").

This conveyance is made by Grantor and accepted by Grantee subject to all covenants, conditions, restrictions, and other matters listed on Exhibit B attached hereto and incorporated herein (the "Permitted Exceptions"), but only to the extent the same do, in fact, exist and are applicable to the Real Property as of the date hereof.

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anyway 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 Real Property unto the Grantee, its legal representatives, 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.

[signature appears on following page]

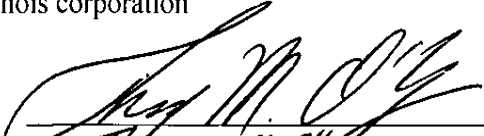
Box 400

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IN WITNESS WHEREOF, this Deed has been executed by Grantor to be effective as of the 10th day of December, 2018.

GRANTOR:

ORLEANS BUILDING CORPORATION,
an Illinois corporation

By: 
Name: Thomas M. O'Leary
Title: Vice President

STATE OF ILLINOIS)

) ss.

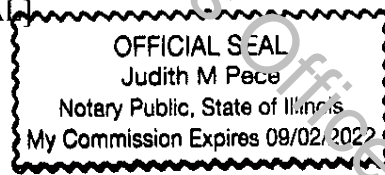
COUNTY OF COOK)

On December 5, 2018, before me, the undersigned, a notary public in and for said State and County, personally appeared Thomas M. O'Leary, the Vice President of ORLEANS BUILDING CORPORATION, an Illinois corporation, is personally known to me (or proved to me on the basis of satisfactory evidence) 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.


Notary Public

My Commission Expires: 9/2/2022

[SEAL]



REAL ESTATE TRANSFER TAX

17-Dec-2018



COUNTY: 4,625.00
ILLINOIS: 9,250.00
TOTAL: 13,875.00

17-09-222-001-0000

20181101646993 | 0-477-791-904

REAL ESTATE TRANSFER TAX

17-Dec-2018



CHICAGO: 69,375.00
CTA: 27,750.00
TOTAL: 97,125.00 *

17-09-222-001-0000 | 20181101646993 | 1-250-657-952

* Total does not include any applicable penalty or interest due.

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EXHIBIT A LEGAL DESCRIPTION

Lots 5 to 13, both inclusive, in Martins Resubdivision of the West part of Block 12 in Butler Wrights and Websters Addition to Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN(S): 17-09-222-001-0000
 17-09-222-002-0000
 17-09-222-003-0000
 17-09-222-004-0000

Address: 643 North Orleans, Chicago, Illinois *60654*

**COOK COUNTY
RECORDER OF DEEDS**

Property of Cook County Clerk's Office

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EXHIBIT B **PERMITTED EXCEPTIONS**

1. Any state of facts as would be disclosed by an accurate survey and inspection of the Premises.
2. Present and future laws, ordinances, codes, resolutions, requirements, orders and regulations of all municipal, county, state or federal governments having jurisdiction over the Improvements.
3. Covenants, restrictions, reservations, easements and agreements of record that Grantee does not specify as Unpermitted Exceptions pursuant to Section 4 of the Contract.
4. All documents executed or delivered pursuant to this Contract.
5. Matters created or caused by Grantee or its Affiliates.
6. The matters which appear in Schedule B in Chicago Title Insurance Company Commitment No. CCHI1802349LD dated September 24, 2018.