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SPECIAL WARRANTY DEED

41040642 (2 OF 4)



1904422050

Doc# 1904422050 Fee \$44.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/13/2019 02:02 PM PG: 1 OF 4

Above Space for Recorder's use only

The Grantor, **COMBINED REAL ESTATE LLC**, a limited liability company organized and existing under and by virtue of the laws of the State of Illinois, having its principal office at 249 E. Prospect Ave., Mount Prospect, Illinois 60056, for and in consideration of TEN & 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, does hereby GRANT, BARGAIN, SELL AND CONVEY with the special warranty covenants set forth below unto Grantee, **GW NORTHBROOK LLC**, an Illinois limited liability company, having its principal office at 2211 N. Elston Ave, Suite 304, Chicago, IL 60614 all of Grantor's interest in the real estate, situated in the County of Cook, and State of Illinois, legally described on **Exhibit A** attached hereto and incorporated herein by reference.

SUBJECT TO (a) general real estate taxes not yet due and payable; (b) matters or exceptions caused or created by Grantee; (c) covenants, conditions and restrictions of record; (d) deed restrictions, covenants, conditions, limitations and agreements set forth in the Limited Warranty Deed dated December 31, 2008 recorded on the real estate on January 23, 2009 under Document Number 0902322108 (d) all liens, claims and encumbrances except those arising from the acts of Grantor and all persons lawfully claiming, or to claim the same, by, through or under Grantor (v) those matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the above described real estate unto Grantee, forever.

And Grantor promises and agrees to and with Grantee, that Grantor has not done or suffered to be done, anything whereby the above described real estate is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor **WILL WARRANT AND DEFEND**, the above described real estate against all persons lawfully claiming, or to claim the same, by, through or under Grantor.

Permanent Real Estate Index Numbers: 04-15-100-042 and 04-15-100-043

Address of Real Estate: 1975 Shermer Road, Northbrook, Illinois 60062

REAL ESTATE TRANSFER TAX

12-Feb-2019



COUNTY: 550.00
ILLINOIS: 1,100.00
TOTAL: 1,650.00

04-15-100-042-0000

20190201696061 | 1-068-886-432

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EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 3 OF THE ROSENOW'S SUBDIVISION AS THE POINT OF BEGINNING; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 3 TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 00 DEGREES 18 MINUTES 03 SECONDS WEST ALONG SAID EAST LINE OF THE WEST 50 FEET OF THE AFOREMENTIONED NORTHWEST 1/4 OF SECTION 15, A DISTANCE OF 50 FEET; THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 125 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE THE WEST 50 FEET OF SAID SECTION 15 TO A POINT ON THE SOUTH LINE OF SAID LOT 3; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 3 TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART OF LOT 3 IN ROSENOW'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED WITH THE REGISTRAR OF TORRENS TITLE ON JUNE 13, 1962 AS DOCUMENT NUMBER 2038368, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE ON AN ASSUMED BEARING OF NORTH 0 DEGREES 19 MINUTES 12 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 10.00 FEET; THENCE SOUTH 44 DEGREES 48 MINUTES 33 SECONDS EAST, A DISTANCE OF 14.11 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE NORTH 89 DEGREES 56 MINUTES 18 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. **RIGHTS OF THE PUBLIC, THE MUNICIPALITY AND THE STATE IN AND TO THAT PART OF THE LAND TAKEN OR USED FOR ROADS AND HIGHWAYS, IF ANY.**
2. **BUILDING SETBACK LINE OVER THE WEST 30 FEET AND THE SOUTH 30 FEET OF LOT 3 FEET AS SHOWN ON THE PLAT OF SUBDIVISION FILED AS DOCUMENT LR2038368.**
3. **AMENDED PLAT OF HIGHWAYS RECORDED JANUARY 20, 1989 AS DOCUMENT NUMBER 89033515 BY THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION.**
4. **ORDINANCE BY THE VILLAGE OF NORTHBROOK, NO. 94-25, GRANTING A SPECIAL PERMIT AND SIX VARIATIONS FOR EXPANSION OF THE AUTOMOTIVE REPAIR SHOP AT 1975 SHERMER ROAD, RECORDED OCTOBER 17, 1994 AS DOCUMENT NUMBER 94888439.**
5. **ENVIRONMENTAL DOCUMENT FOR THE TRANSFER OF REAL PROPERTY RECORDED AUGUST 20, 1998 AS DOCUMENT NO. 98736741.**
6. **TERMS, CONDITIONS AND LIMITATIONS CONTAINED IN THE NO FURTHER REMEDIATION LETTER ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND RECORDED APRIL 3, 2000 AS DOCUMENT NUMBER 00232637.**
7. **MONUMENT RECORD OF LAND SURVEY MONUMENTS SITUATED IN SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED OCTOBER 19, 2005 AS DOCUMENT NUMBER 0529234043.**
8. **COVENANTS AND RESTRICTIONS CONTAINED IN THE DEED RECORDED JANUARY 23, 2009 AS DOCUMENT NO. 0902322108, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.**
9. **RIGHTS DISCLOSED BY THE PRESENCE OF OVERHEAD WIRES RUNNING ALONG THE WEST LINE OF THE LAND, AS SHOWN ON THE SURVEY BY PROFESSIONALS ASSOCIATED SURVEY, INC., DATED AUGUST 14, 2018, ORDER NUMBER 08-80755.**