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**THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING MAIL TO:**

18TB08986 266 NC
Thomas G. Moffitt
Stahl Cowen Crowley Addis LLC
55 W. Monroe St., Suite 1200
Chicago, IL 60603

Doc#: 1911355178 Fee: \$54.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/23/2019 01:54 PM Pg: 1 of 4

Dec ID 20190201601278
ST/CO Stamp 0-279-817-120 ST Tax \$300.00 CO Tax \$150.00

SPECIAL WARRANTY DEED

JAESCHKE FAMILY, LLC, an Illinois limited liability company (“Grantor”), of 8675 North Lisbon Road, Morris, Illinois 60450, for and in consideration of Ten and No/100ths Dollars (\$10.00), in hand paid, by these presents does GRANT, BARGAIN SELL AND CONVEY unto 1425 ELLINWOOD APARTMENTS, LLC, an Illinois limited liability company (“Grantee”), of 842 W. Sam Houston Pkwy N., #550, Houston, TX 77024, the real estate situated in the County of Cook, State of Illinois, and legally described on Exhibit A attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and all of the estate, right, title, interest, claim or demand whatsoever, of the Grantors, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances.

SUBJECT TO the Permitted Exceptions set forth on Exhibit B attached hereto and made a part hereof.

The Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee and its successors and assigns, that the Grantor has not done or suffered to be done anything whereby the said premises hereby granted is or may be in any manner encumbered or charged, except as herein recited; and that the Grantor WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming or to claim the same by, through or under the Grantor, but none other.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents this 17th day of April, 2019.

(signature page follows)

Send Subsequent Tax Bills to:
1425 Ellinwood Apartments, LLC
842 W. Sam Houston Pkwy N., #550
Houston, TX 77024

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EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LYING NORTHWESTERLY OF THE SOUTHEASTERLY 125.00 FEET THEREOF:

LOT 2 (EXCEPT THE NORTHEASTERLY 68.10 FEET OF THE SOUTHEASTERLY 100.00 FEET THEREOF; AND EXCEPT THE NORTHWESTERLY 25.00 FEET OF THE SOUTHEASTERLY 125 FEET OF THE NORTHEASTERLY 64.10 FEET THEREOF; AND EXCEPTING ALSO THE NORTHEASTERLY 61.00 FEET OF THAT PART OF LOT 2 LYING NORTHWESTERLY OF THE SOUTHEASTERLY 125 FEET THEREOF); ALL OF LOT 3; THAT PART OF THE NORTHWESTERLY 40 FEET OF LOT 4, LYING NORTHEASTERLY OF THE SOUTHWESTERLY 16 FEET OF SAID LOT 4, ALL IN THE RESUBDIVISION OF LOT 1 (EXCEPT THE SOUTH 68 FEET THEREOF) IN BLOCK 3 IN PARSONS AND LEE'S ADDITION TO DES PLAINES, IN SECTIONS 17 AND 20, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: Part of 09-17-418-045-0000

Common Address: 680 Lee Street, Des Plaines, Illinois 60016

DES PLAINES ILLINOIS
 Real Estate Transfer Tax
 4/16/14 No. 63888
 \$2.00 per \$1,000.00
 PART OF 680 LEE ST
 CITY OF DES PLAINES

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes for the year 2018 and subsequent years not yet due and payable.
2. Items disclosed by survey made by Spaceco, Inc. dated March 23, 2018, order no. 10149ALTA-P4, including but not limited to: electrical boxes and meters, gas regulator and meter, Ameritech box, concrete pad with 3 transformers, catch basin and manholes.
3. Term, provisions and conditions as contained in a grant of permanent non-exclusive easement for public sanitary sewer and water supply uses recorded February 25, 1993 as document 93146840 made by and between American National Bank and Trust Company of Chicago, as trustee under trust number 104683-04 and American National Bank and Trust Company of Chicago, as trustee under trust number 104070-05.
4. After completion of the parking structure to be constructed by Grantee on the subject property and certain adjacent real estate, Grantor shall retain and have the right of pedestrian (not vehicular) ingress and egress to and from the rear of the building located on the adjacent real estate retained by Grantor, which is currently occupied by a U.S. Post Office, over and across said parking structure to be constructed by Grantee, and Grantee shall provide Grantor an easement for the exclusive use of five (5) contiguous designated parking spaces in said parking structure to be constructed by Grantee, in a location to be determined by Grantee and Grantor with the requirement that the parking spaces be on the ground level.