

UNOFFICIAL COPY

Doc#. 1911422021 Fee: \$54.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/24/2019 09:45 AM Pg: 1 of 4

THIS INSTRUMENT

PREPARED BY:

18T008986254NC

Scott E. Jensen

Murray, Jensen & Wilson Ltd.

101 N Wacker Dr., Ste. 609

Chicago, IL 60606

Dec ID 20190201601514

ST/CO Stamp 1-624-259-488 ST Tax \$600.00 CO Tax \$300.00

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SPECIAL WARRANTY DEED

MB1841, LLC, an Illinois limited liability company ("**Grantor**"), c/o MB Financial Bank, N.A., 6111 N. River Road, Rosemont, Illinois 60018, 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.

[SIGNATURE PAGE FOLLOWS]

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Exhibit A
Legal Description

PROPERTY ADDRESS: 688-692 Lee St., Des Plaines, IL 60016

PIN: 09-17-418-034-0000

LEGAL DESCRIPTION:

THAT PORTION OF LOT 1 IN BLOCK 3 IN PARSON AND LEE'S ADDITION TO DES PLAINES IN SECTIONS 17 AND 20, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH EASTERLY CORNER OF SAID LOT; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, 200 FEET TO THE SOUTH WESTERLY CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT, 68 FEET; THENCE EASTERLY 200 FEET TO THE EASTERLY LINE OF SAID LOT; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT, 68 TO THE POINT OF BEGINNING (EXCEPT THAT PORTION OF THE SOUTHWESTERLY 68 FEET OF LOT 1 LYING NORTHWESTERLY OF THE SOUTHEASTERLY 150 FEET THEREOF).

 **DES PLAINES**
ILLINOIS
Real Estate Transfer Tax
No. **63890**
\$2.00 per
\$1,000.00
688-692 LEE ST
CITY OF DES PLAINES

Proprietor Cook County Clerk's Office

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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. Encroachment of the edge of concrete located on the land South and adjoining onto the property by 0.2 feet, as disclosed by survey made by Spaceco, Inc. dated March 23, 2018, order no. 10149ALTA-P2.
3. An encroachment of the canopy overhang attached to the two-story brick building by 1.6 feet situated on the property into or onto the adjoining land Easterly and adjoining, as disclosed by survey made by Spaceco, Inc. dated March 23, 2018, order no. 10149ALTA-P2.
4. An encroachment of the electrical pipe and 2" PVC vent attached to the two-story concrete block building situated on land adjoining to the North and into or onto said Land, as disclosed by survey made by Spaceco, Inc. dated March 23, 2018, order no. 10149ALTA-P2.
5. An encroachment of the two-story concrete block building by 0.78 feet situated on land adjoining to the North into or onto the property, as disclosed by survey made by Spaceco, Inc. dated March 23, 2018, order no. 10149ALTA-P2.
6. Items disclosed by survey made by Spaceco, Inc. dated March 23, 2018, order no. 10149ALTA-P2, including but not limited to: Ameritech boxes, AC unit on concrete pad, storm sewer and manholes.