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This Instrument Prepared By
And After Recording Return to:

Lawrence R. Gryczewski
Attorney at Law
10660 W. 143rd Street, Suite A
Orland Park, IL 60462

Mail Tax Bills To:
Hoffmann Bedford One, LLC
ATTN: Mr. Fred Hoffmann
2330 Hammond Drive, Suite G
Schaumburg, IL 60173



Doc# 1916413076 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/13/2019 02:38 PM PG: 1 OF 5

(Space above this line reserved for recording data)

SPECIAL WARRANTY DEED

1998576
10/13

THIS SPECIAL WARRANTY DEED is made as of JUNE 5th, 2019, by and between VILLAGE OF BEDFORD PARK, an Illinois Municipal Corporation, having offices at 6701 S. Archer Road, Bedford Park, IL 60501 ("Grantor") and HOFFMANN BEDFORD ONE, LLC, an Illinois limited Liability Company, having offices at 2330 N. Hammond Drive, Suite G, Schaumburg, IL 60173 ("Grantee").

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in accordance with and in furtherance of the terms of a certain Redevelopment Agreement, pertaining to the below-referenced Property, originally dated December 7, 2017 (and as amended) (the "RDA"), Grantor does hereby SELL and CONVEY to Grantee the real estate located in the County of Cook, State of Illinois, as more particularly described on EXHIBIT "A" attached hereto and incorporated herein by this reference, together with all and singular rights, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, subject to all covenants, conditions, restrictions, encumbrances, rights of way, easements and exceptions of record, and also including, but not limited to, the items set forth on EXHIBIT "B" attached hereto and incorporated herein by this reference (the "Permitted Exceptions"), and subject to general real estate taxes not due and payable; covenants, conditions and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; (the "Property").

GRANTOR DOES NOT WARRANT, EITHER EXPRESSLY OR IMPLIEDLY, THE CONDITION OR FITNESS OF THE PROPERTY CONVEYED HEREUNDER (ANY SUCH WARRANTY BEING HEREBY EXPRESSLY NEGATED) AND GRANTEE ACCEPTS SAID PROPERTY "AS IS, WHERE IS, WITH ALL FAULTS".

Grantor, for itself and its successors and assigns, shall and will WARRANT and DEFEND the title to the Property unto the Grantee and the Grantee's successors and assigns FOREVER against the lawful claims of all persons claiming by, through or under Grantor but none other, excepting, however, the Permitted Exceptions (if any).

IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents by its duly authorized officer or representative as of the date first above written.

GRANTOR:

VILLAGE OF BEDFORD PARK, an Illinois Municipal Corporation

By: [Signature]
Its: Village President

Attest: [Signature]
Its: Village Clerk

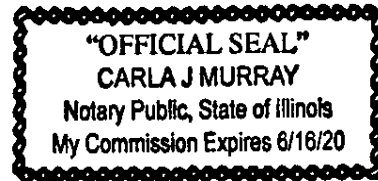
S Y
P 5
S —
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STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David Brady and Yvette Solis, being the PRESIDENT and Clerk, respectively, of the VILLAGE OF BEDFORD PARK, an Illinois Municipal Corporation, 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 severally acknowledged that as such David Brady and Yvette Solis, they signed, sealed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth. Given under my hand and notarial seal, this 5th day of June, 2019.

Carla J Murray
Notary Public



Property of Cook County Clerk's Office

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EXHIBIT "A"

LEGAL DESCRIPTION

(8.43+/- ACRE PARCEL OF REAL ESTATE AT
SOUTHWEST CORNER OF 65TH STREET AND CENTRAL AVENUE
BEDFORD PARK, COOK COUNTY, ILLINOIS)

THAT PART OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 15, "C", AND "E" IN FIRST INDUSTRIAL SUBDIVISION OF CLEARING ILLINOIS, BEING A SUBDIVISION OF THE EAST 1277 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5, THENCE NORTH 88 DEGREES, 07 MINUTES, 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LOTS 1, 5 AND "C" A DISTANCE OF 516.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 02 DEGREES, 02 MINUTES, 46 SECONDS EAST ALONG THE EAST LINE OF SAID LOTS 1, 2, 3 AND 4 A DISTANCE OF 711.73 FEET; THENCE SOUTH 88 DEGREES, 04 MINUTES, 28 SECONDS WEST 516.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 6; THENCE NORTH 02 DEGREES, 02 MINUTES, 46 SECONDS WEST ALONG THE WEST LINE OF SAID LOTS 5 AND 6, A DISTANCE OF 712.11 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

P.I.N.: 19-20-217-061-0000

PROPERTY OF Cook County Clerk's Office

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EXHIBIT "B" to SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

(8.43+/- ACRE PARCEL OF REAL ESTATE AT
SOUTHWEST CORNER OF 65TH STREET AND CENTRAL AVENUE
BEDFORD PARK, COOK COUNTY, ILLINOIS)

1. General real estate taxes not yet due or payable;
2. Special assessments confirmed after the date of the Contract;
3. Building, building line, use or occupancy restrictions, conditions and covenants of record;
4. Zoning laws and ordinances;
5. Easements for public utilities, public roads and rights-of-ways, storm water, drainage and other easements of record;
6. Matters which would be disclosed by a current, accurate survey;
7. Terms, provisions and covenants contained in that certain Redevelopment Agreement, effectively dated December 7, 2017, by and between the Village of Bedford Park and Hoffmann Alpha Omega Development Group, LLC (including any amendments) (the "RDA").
8. Memorandum of Agreement, as to such RDA (including any amendments).
9. Memorandum of Agreement dated June _____, 2019

REAL ESTATE TRANSFER TAX

13-Jun-2019



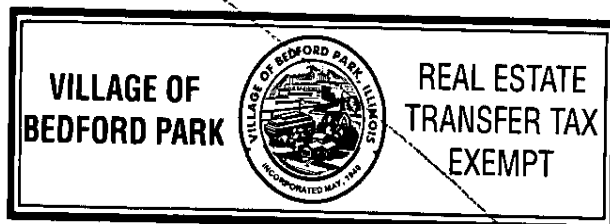
COUNTY: 0.00

ILLINOIS: 0.00

TOTAL: 0.00

19-20-217-061-0000

| 20190601657946 | 0-127-098-976



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STATEMENT BY GRANTOR AND GRANTEE

THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, A PARTNERSHIP AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, OR OTHER ENTITY RECOGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINESS OR ACQUIRE TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE ILLINOIS.

Dated 6/12/19

SIGNATURE *Jennifer Wright*
Grantor or Agent

Subscribed and sworn to before me by the said Jennifer Wright this 12 (th) day of June, 2019.

Notary Public *Denise Frey-Hellstrom*



THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEE'S SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, OR OTHER ENTITY RECOGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.

Dated: 6/12/19

SIGNATURE *Frederick Hoffman*
Grantee or Agent

Subscribed and sworn to before me by the said Frederick Hoffman this 12 (th) day of June, 2019.

Notary Public *Denise Frey-Hellstrom*



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.