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This Instrument Was Prepared By:

Haynes and Boone, LLP
2323 Victory Avenue, Suite 700
Dallas, Texas 75219

Doc#: 1927355020 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/30/2019 09:07 AM Pg: 1 of 4

Dec ID 20190901696773
ST/CO Stamp 0-796-395-104 ST Tax \$625.00 CO Tax \$312.50

~~Upon Recording Return To:~~

Bedford Auto Group
5811 W. 66th Street
Bedford Park, IL 60638

Mail Tax Bill To:

Bedford Auto Group
5811 W. 66th Street
Bedford Park, IL 60638

SPECIAL WARRANTY DEED

(7225 W. 59th Street, Summit, IL 60501)

September 19th, 2019 ("Effective Date")

Illinois Bell Telephone Company, LLC, an Illinois limited liability company, successor by conversion to Illinois Bell Telephony Company, an Illinois corporation, having an address of 225 W. Randolph Street, 13th Floor Chicago, IL 60606 ("**Grantor**"), in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, and to its/his/her heirs and assigns, **FOREVER** to **Bedford Auto Group, LLC**, an Illinois limited liability company (the "**Grantee**"), that certain parcel or parcels of land in the County of Cook, State of Illinois, more particularly described in Exhibit A attached hereto and made a part hereof for all purposes, together with all buildings, improvements, and fixtures located therein and thereon (collectively, the "**Property**"), and all easements, rights and interests appurtenant thereto.

The Property and this conveyance are subject to real estate taxes for 2019, and all exceptions, encumbrances and other matters described in Exhibit B attached hereto and incorporated by record (collectively, the "**Permitted Exceptions**").

Grantor, as its sole warranty herein, specially warrants to Grantee, and the successors and assigns of Grantee, that it will forever defend title to the Property against those claims, and only those claims, of all persons who shall claim title to, or assert claims affecting the title to, the Property, or any part thereof, under, by, or through, or based upon the acts of, Grantor, but not otherwise, excepting however, the Permitted Exceptions.

[Signature Page to Follow]

Return To:

Wheatland Title Company
105 W. Veterans Parkway, Yorkville, IL 60560

YVL-CRE-2019CO-774.0

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SIGNATURE PAGE TO SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be signed effective as of the Effective Date.

GRANTOR:

Illinois Bell Telephone Company, LLC
an Illinois limited liability company

By:

Name:

Title:

Lori Skrezyna
Lori Skrezyna
Senior Manager - CRE Transactions

STATE OF Illinois)
) ss.
COUNTY OF COOK)

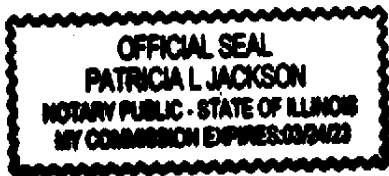
I, Patricia L. Jackson, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Lori Skrezyna personally known to me to be the Senior Manager of Illinois Bell Telephone Company, LLC, an Illinois limited liability company, and personally known to me to be the Senior Manager of said limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Lori Skrezyna he/she signed and delivered the said instrument pursuant to authority, given by the members of said limited liability company as his/her free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of September, 2019.

Patricia L. Jackson

Notary Public

My Commission Expires 3/24/23



| REAL ESTATE TRANSFER TAX | | 26-Sep-2019 |
|---|--|---------------|
| COUNTY: | | 312.50 |
| ILLINOIS: | | 625.00 |
| TOTAL: | | 937.50 |
| 18-13-402-014-0000 20190901696773 0-796-395-104 | | |

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 12,13 AND 14 OF FRED'K H. BARTLETT'S ARGO PARK SUBDIVISION
IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 13
TOWNSHIP 38 NORTH RANGE 12 EAST OF THE 3RD PRINCIPAL MERIDIAN
SITUATE IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS.

PERMANENT TAX NUMBER: 18-13-402-014

Commonly Known As: 7225 W. 59th Street, Summit, IL

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

1. The lien of taxes for the year 2019 and thereafter.

No Further Remediation Letter recorded March 21, 2007 as Document No. 0708031050 made by the Illinois Environmental Protection Agency in the Cook

2. County Recorder's Office.

Terms and conditions contained in an Ordinance for Intergovernmental Agreement for Enterprise Zone recorded April 28, 2016 as Document No. 1611910112 made by Village of Summit, et al., recorded in the Cook County Recorder's Office.

- 3.

Possible unrecorded easements for utilities and/or actual utilities and the rights of the public or quasi-public utility companies to access, improve, repair or maintain said poles, conduits, pipes, sewers, etc.

- 4.

Rights of the public, the State of Illinois, the County, the Township and the Municipality in and to that part of the land, if any, taken or used for road purposes.

- 5.

6. Rights of way for drainage ditches, tiles, feeders and laterals, if any.