

UNOFFICIAL COPY



Doc# 1933810006 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/04/2019 10:13 AM PG: 1 OF 6

FIRST AMERICAN TITLE
ORDER# 2999014

Above Space for Recorder's use only

SPECIAL WARRANTY DEED

PARK LANE BOX, INC., an Illinois corporation, ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby REMISE, RELEASE, ALIEN, AND CONVEY to **MAKO PROPERTIES, INC., an Illinois corporation, ("Grantee")**, the following described real estate situated in ~~Franklin~~ ^{Cook} County, State of Illinois, to wit:

See Legal Description attached hereto as Exhibit A

Address of Real Estate: 7719 W. 60th Place, Summit, IL 60501

Permanent Real Estate Index Number(s): 18 13 303 043 0000

together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either in law or in equity, of, in and to the above-described premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises as above described, with the hereditaments and appurtenances, unto Grantee, its successors and assigns forever. Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homesteads from the sale on execution or otherwise.

Grantor does covenant, promise and agree, to and with Grantee, its successors or assigns, that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited and except with respect to real estate taxes not yet due and payable, covenants, conditions, easements, agreements and restriction of record and to the matters set forth on Exhibit B attached hereto and made a part hereof (the "Permitted Encumbrances"); and that it WILL WARRANT AND DEFEND, the said real estate, against all persons lawfully claiming the same by, through, or under Grantor, subject to the Permitted Encumbrances.

[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX

02-Dec-2019



COUNTY:	135.00
ILLINOIS:	270.00
TOTAL:	405.00

18-13-303-043-0000

| 20191001633095 | 0-054-778-208

S
P
S
M
SC
E
INT

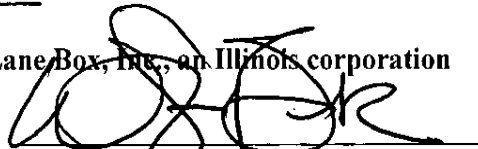
UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of this 2nd day of NOV, 2019.

GRANTOR:

Park Lane Box, Inc., an Illinois corporation

By:


William J. Beck

Its: President

STATE OF Illinois

COUNTY OF Cook

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that William J. Beck, personally known to me to be the same person who signed the foregoing, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered said instrument as his/her own free and voluntary act, and the free and voluntary act of said entity, for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 2 day of NOV, 2019.


Notary Public



UNOFFICIAL COPY

This instrument was prepared by: PLUYMERT, MACDONALD, HARGROVE & LEE, LTD.
2300 Barrington Road, Suite 220, Hoffman Estates, Illinois 60169

UPON RECORDING MAIL TO:

MKS Investment Assoc. P.C.
8043 Ogden Ave
Lyons IL 60534

SEND SUBSEQUENT TAX BILLS TO:

~~MAK~~
MAK PROPERTIES, INC.
6120 Archer Ave.
Summit, IL 60501

EXHIBIT A

UNOFFICIAL COPY

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

That part of Lot 2 in the Resubdivision of Lots 1 and 2 in Elgin Motor Corp. Subdivision of part of the East Half of the Southwest Quarter of Section 13, Township 38 North, Range 12 East of the Third Principal Meridian, described as follows: Beginning on the North line 51.68 feet West of the Northeast corner of Lot 2; thence West along the North line 177.0 feet; thence South 90 degrees, 73.78 feet; thence East 90 degrees, 65.81 feet; thence South 90 degrees, 10.97 feet; thence East 90 degrees, 87.07 feet; thence Northeast 105 degrees 53 minutes, 88.12 feet to the point of beginning (except the North 15.0 feet taken for driveway), in Cook County, Illinois.

PARCEL 2:

Easement for benefit of Parcel 1 and other property for ingress and egress over the following described premises: Commencing at the Northeast corner of Sub-Lot 10 in the resubdivision (according to the plat thereof recorded December 24, 1940, as document 12598890) of Lots 1 and 2 in Elgin Motor Corporation Subdivision of part of the East Half of the Southwest Quarter of Section 13, Township 38 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded May 13, 1921 in Book 165 of Plats at page 22, as document 7143827; thence Southerly along the East line of said Sub-Lot 10 a distance of 85 feet to a point on said East line; thence Westerly on a line which is 85 feet South of and parallel with the North line of said Sub-Lot 10 for a distance of 60 feet; thence Northerly on a line which is 60 feet West of and parallel with the East line of said Sub-Lot 10 to the North line of said Sub-Lot 10; and thence Easterly along the North line of said Sub-Lot 10 to the place of beginning, which easement was reserved by Cook Terminal Company under the terms and provisions of that certain indenture from Cook Terminal Company to Reichold Chemicals, Incorporated, recorded January 4, 1954 as document 15804102, in Cook County, Illinois.

Permanent Index #'s: 18-13-303-043-0000 (Vol. 080)

Property Address: 7719 W. 60th Place, Summit, Illinois 60501

COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

EXHIBIT B

Permitted Exceptions

(Page 1 of 2)

General real estate taxes and assessments for the years 2019 and subsequent years.

Industrial Building Lease dated 2-12-1992 as amended to MCI metro Access Transmission Services, LLC.

Terms, conditions and provisions of the document creating the easement described in Exhibit A, together with the rights of the adjoining owners in and to the concurrent use of said easement.

Easements for reserved driveway, as shown on the plat of subdivision recorded as document 12598890.

An Easement over, upon and across the land of Phillip L. Knodler covering such tracks as The In H Block Railroad Company may construct upon said land as shown colored in yellow upon The In H Block Blue Railroad Print No. 8684. To hold said easement unto said second party, its successors and assigns until such time as said second party shall cease to use said land for railroad purposes and the covenants herein contained shall run with the land, as contained in instrument between Phillip L. Knodler and In H Block Railroad Company recorded January 18, 1917 as document 6032790, and the terms and provisions contained therein.

An Agreement made by and between Cook Terminal Company and Reichold Chemicals, Inc., recorded September 3, 1952 as document 15425980, and contained in Warranty Deed recorded January 4, 1954 as document 15804102, pertaining to an easement for ingress and egress, and the terms and provisions contained therein.

An Indenture made by and between Cook Terminal Company and Donna Pettrone recorded November 26, 1962 as document 18654804, and the terms and provisions contained therein.

Existing rights of way for sewers and switchtrack, and easements as disclosed by Warranty Deed made by Cook Terminal Co to The Exchange National Bank of Chicago, as Trustee under its certain Trust Agreement No. 17821, recorded December 9, 1964 as document 19329429, and the terms and provisions contained therein.

Easement for public street and railroad as established by grant from Indiana Harbor Belt Railroad Company to Village of Summit recorded as document 22547905, and the terms and conditions thereof.

UNOFFICIAL COPY

EXHIBIT B

Permitted Exceptions

(Page 2 of 2)

Party Wall Agreement recorded November 7, 1988 as document no. 88515564, and the terms and conditions contained therein.

Terms, conditions and provisions of Ordinance No. 14-O-12 entitled An Ordinance for the Establishment of an Enterprise Zone recorded April 28, 2016 as document 1611910112.

Spurs, switch tracks, and railroad rights of way, if any.

Acts of Grantee.

Any state of facts which an accurate survey might show