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Doc#: 1936415057 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/30/2019 12:34 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

CT 10P1
1965C156003LP

Dec ID 20191201676286
ST/CO Stamp 0-768-249-184 ST Tax \$215.00 CO Tax \$107.50

PB and J XLV, LLC, an Illinois limited liability, Grantor, on December 18, 2019, for Ten and No/100 Dollars (\$10.00) and other sufficient consideration, **REMISES, RELEASES, ALIENS AND CONVEYS** to **Edward Gal Inc.**, an Illinois corporation, as Grantee, Grantor's entire estate, right, title, interest, claim and demand, in law or equity, of, in and to the real estate located in Cook County, Illinois, legally described on Exhibit A, attached to and made part of this Deed, together with all of Grantor's interest in the hereditaments, appurtenances, reversions, remainders, rents, issues and profits belonging or appertaining to it, **TO HAVE AND TO HOLD** the premises **FOREVER**.

Grantor, for itself, its predecessors, and successors, represents and warrants to Grantees and Grantee's successors, that, except as stated on Exhibit B attached to and made a part of this Deed, Grantor has not done or suffered to be done anything to encumber or charge the premises now or in the future.

Grantor, for itself, its predecessors, and successors, covenants to Grantee and Grantee's successors, **THAT Grantees WILL WARRANT AND DEFEND**, the premises against every person that lawfully claims an interest in the premises by, through or under Grantor, subject only to the exception stated on Exhibit B.

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOTS 1, 2 AND 3 IN MARCY'S RESUBDIVISION OF THE NORTH 116.0 FEET OF LOT A IN OWNER'S SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 84 FEET OF LOT A IN OWNER'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22 THAT IS 361.50 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, A DISTANCE OF 33.00 FEET; THENCE SOUTH 90 DEGREES EAST 250.00 FEET, THENCE NORTH 33.00 FEET; THENCE NORTH 90 DEGREES WEST 250.00 TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, (EXCEPT THE EAST 17 FEET OF THE WEST 50 FEET THEREOF CONVEYED TO THE COUNTY OF COOK, BY DEED RECORDED AS DOCUMENT 99287535).

Permanent Real Estate Index Number(s): 27-22-103-007-0000, 27-22-103-042-0000, 27-22-103-053-1000, 27-22-103-054-0000, and 27-22-103-055-0000

Address of Real Estate: 16121 S. 94th Avenue, Orland Hills, Illinois

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EXHIBIT B

1. General real estate taxes not yet due or payable;
2. Special taxes or assessments, if any, for improvements not yet completed;
3. Installments, if any, not due at the date hereof of any special taxes or assessments for improvements heretofore completed;
4. Building lines and building restrictions;
5. Private, public and utility easements;
6. Covenants and restrictions of record as to use and occupancy;
7. General exceptions to the title commitment;
8. Local, state and federal laws, ordinances or governmental regulations, including but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Property;
9. Building code violations, liens and judgment; pending building code violation court cases;
10. Items appearing of record or that would be shown on a survey, leases or tenancies, if any.