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FIRST AMERICAN TITLE

FILE # 2973335

2 of 4

SPECIAL WARRANTY DEED

THE GRANTOR, LILY POND LLC C SERIES, an Illinois Series limited liability company, 10 N. Martingale Road, Ste 100, Schaumburg, IL 60173 for and in consideration of TEN and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, hereby GRANTS, CONVEYS and SELLS to 2840 WEST 167, LLC, an Illinois limited liability company, 15347 S. Cicero Avenue, Oak Forest, IL 60452, ("Grantee"), the following described Real Estate situated in the County of Cook, and State of Illinois, to wit



Doc# 2000645006 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/06/2020 09:32 AM PG: 1 OF 4

See the Legal Description attached hereto and made a part hereof as "Exhibit A" ("Property")

Permanent Real Estate Index Number: 28-24-310-021-0000 & 28-24-310-023-0000

Property Address: 2840 W. 167th Street, Markham, Illinois 60428

Subject only to the items listed on "Exhibit B" attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto 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 or demand whatsoever of Grantor, either in law or equity, of, in and to the Property with the hereditaments and appurtenances TO HAVE AND TO HOLD the said Property as above described, with the appurtenances, unto the Grantee, and its successor and assigns forever; and Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, and its successors and assigns, that it has not done or suffered to be done, anything whereby the said Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it will warrant and defend said Property against persons lawfully claiming, or to claim the same, by, through or under Grantor.

S Y
P Y
S —
M X
SC —
E X
INT —



CITY OF MARKHAM
Water Stamp
Date 12-19-19
\$ 50.00 5011



CITY OF MARKHAM
Water Stamp
Date 12-19-19
\$ 50.00 5010

4

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOT 15 (EXCEPT THE WEST 7.64 FEET THEREOF) IN MARKHAM PARK INDUSTRIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24 AND PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 24, ALL IN TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE 370 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24, AND THE NORTH 20 FEET OF LOT 14 (EXCEPT THE WEST 27.65 FEET OF LOT 14) AND THAT PART OF THE WEST 7.64 FEET OF LOT 15 LYING IMMEDIATELY SOUTH OF A LINE 370 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24, AFORESAID, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2

THAT PART OF THE WEST 7.64 FEET OF LOT 15 AND THAT PART OF LOT 14 (EXCEPT THE WEST 27.65 FEET) IN MARKHAM PARK INDUSTRIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, ALL IN TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE 370 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24, AFORESAID, (EXCEPTING THEREFROM THE NORTH 20 FEET OF THAT PART OF SAID LOTS 14 AND 15, LYING IMMEDIATELY SOUTH OF A LINE 370 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24 AFORESAID), IN COOK COUNTY, ILLINOIS.

P.I.N.S: 28-24-310-021-0000 & 28-24-310-023-0000

PROPERTY ADDRESS: 2840 W. 167TH STREET, MARKHAM, ILLINOIS 60428

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EXHIBIT B EXCEPTIONS

1. Real estate taxes, which are not yet due and payable;
2. Easements for sanitary sewer, as shown on the plat of subdivision recorded as document 20054918. (Affects the South 10 feet)
3. Terms and conditions of the easement provisions noted on the plat of subdivision.
4. Illinois Environmental Protection Agency Environmental No Further Remediation Letter recorded February 25, 1999 as document number 99184455. (Affects Parcel 2)
5. Terms, powers and provisions of an Ordinance regarding An Intergovernmental Agreement Between the Village of Alsip, the City of Blue Island, the Village of Calumet Park, the City of Country Club Hills, the Village of Dixmoor, the Village of East Hazel Crest, the Village of Homewood, the City of Harvey, the Village of Hazel Crest, the City of Markham, the Village of Merrionette Park, the City of Oak Forest, the Village of Phoenix, the Village of Robbins, the Village of Worth, the Village of Midlothian and the City of Cook of Markham, a copy of which was recorded as document 1611910119.
6. Terms, powers and provisions of an Ordinance regarding An Ordinance to Amend the Current Cal Sag Enterprise Zone Subject to the Enterprise Zone Act of the State of Illinois of Markham, a copy of which was recorded as document 1822910000.