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FIRST AMERICAN TITLE
FILE #___913335____

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

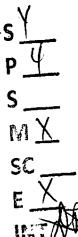
See the Legal Description attached here to and made a part hereof as "Exhibit A" ("Property")

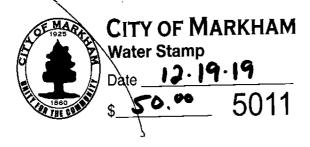
Permanent Real Estate Index Number: 28-24-310-021-0000 & 28-24-310-023-0000

Property Address: 2840 W. 167th Street, Markham, Ulinois 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 a 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 Granter, 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.







2000645006 Page: 2 of 4

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IN WITNESS WHEREOF, said Grantor has caused their name to be signed on this Special Warranty Deed by its authorized representative.

Dated this 23 day of December 2019.

LILY POND LLC C SERIES, an Illinois

Series limited liability company

Name: Thad Van Hiel

Its: Authorized Signatory

STATE OF ILLINGUIS)
COUNTY OF GOOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Thad Van Hiel, personally known to me to be an Authorized Signatory of LILY POND LLC C SERIES, an Illinois Series 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 Authorized Signatory he signed and delivered the said instrument, pursuant to authority given to him by LILY POND LLC C SERIES, an Illinois Series limited liability company, as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this day of December 2019.

OFFICIAL SEAL GREGORY T ANDREWS NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:01/22/20 NOTARY PUBLIC

After recording mail to:

Herman J. Marino 53 W. Jackson Blvd., Ste. 1337 Chicago, IL 60604

Send subsequent tax bills to: 2840 West 167, LLC Bridges Excavating, Inc. 15347 S. Cicero Avenue Oak Forest, IL 60452 Prepared by:

Chuhak & Tecson, P.C. Andrew L. Glubisz 30 S. Wacker Drive, Suite 2600 Chicago, IL 60606

F	REAL ESTATE	TRANSFER 1	TAX	03-Jan-2020
-	- ANII MA	11 March 19	COUNTY:	137.50
			ILLINOIS:	275.00
			TOTAL:	412.50
-	28 24 310 021 0000		20191201682346	1-631-898-976

2000645006 Page: 3 of 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 SCUTH 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 13 LYING IMMEDIATELY SOUTH OF A LINE 370 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24, AFORESA D, 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 WARKHAM PARK INDUSTRIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2. 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 THERE ROM 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

2000645006 Page: 4 of 4

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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)
- Agreement Betwee 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.
- Terms, powers and provisions of an Ordinance regarding An Ordinance to Amend the Current Cal Sag Enterprise Zone Subjects the Enterprise Zone Act of the State of Illinois of Markham, a copy of which was recorded as document 1822910000.