

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

(Illinois)

THIS SPECIAL WARRANTY DEED, made this 13<sup>TH</sup> day of January, 2020, between WB PAD Holdings IV, LLC, an Illinois limited liability company ("Grantor") and TREND Butterfield Plaza LLC, an Illinois limited liability company (together with its successors and assigns) ("Grantee")

"CT" CCHT1904098LD  
1085 JFI

WITNESSETH,

that the Grantor, for and in consideration of the sum of Ten and 0/100 Dollars (\$10.00) and other good and valuable consideration in hand by the Grantee, the receipt whereof is hereby acknowledged by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the Grantee and to its successors and assigns, FOREVER, all the following described real estate situated in the County of Cook and State of Illinois known and described as follows, to wit:



Doc# 2001745087 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/17/2020 02:05 PM PG: 1 OF 3

Above space for Recorder's use only

LOT 1 IN PALMER GLENN RESUBDIVISION, A PLANNED UNIT DEVELOPMENT, IN THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 4, 2001 AS DOCUMENT 0010372774, IN COOK COUNTY, ILLINOIS.

Grantor does covenant, promise and agree, to and with the Grantee, that Grantor has not done or suffered to be done, anything whereby the Property hereby granted is or may be, in any manner encumbered or changed, except as herein recited; and that it WILL WARRANT AND DEFEND the Property, against all persons lawfully claiming, by, through or under Grantor against Grantor's acts and none others subject to each of the exceptions listed on Exhibit A.

Permanent Real Estate number(s): 31-14-201-030-0000

Address of real estate: 3212-3252 Vollmer Road, Olympia Fields, IL 60461-1122

[SIGNATURES ON THE FOLLOWING PAGE]

Box 400

S Y  
P 3  
S      
M X  
SC      
E X  
INT



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3212-3252 Vollmer Road, Olympia Fields, IL 60461-1122 - 31-14-201-030-0000

## EXHIBIT A PERMITTED EXECPTIONS

1. Taxes not yet due and payable;
2. Environmental No Further Remediation Letter recorded August 30, 2006 as document number 0624232028;
3. Easement dated August 19, 1969 and recorded August 25, 1969 as document number 20940554;
4. Grant of Temporary Storm Water Detention Easement recorded August 15, 1996 as document number 96639468;
5. Document recorded July 13, 2001 as document number 0010624443, as amended by First Amendment recorded as document number 0030380968, and as amended by Second Amendment recorded as document number 0818513013, which does not contain a reversionary or forfeiture clause. Consent to site plan and amendment to declaration recorded November 25, 2003 as document 0332931235;
6. Detention easement as shown on the Plat of Palmer Glenn Resubdivision recorded May 4, 2001 as document number 0010372774;
7. Note on Plat of Palmer Glenn Resubdivision recorded as document number 0010372774: Property is subject to declaration of Covenants, conditions and restrictions; see document numbers 25743820, 89020974 and 89513668 for particulars;
8. Plat of Survey recorded February 19, 2002 as document number 0020192716;
9. Encroachments disclosed by survey made by Preferred Survey Inc. dated on March 24, 2016 as order number 1203:
  - 1) guard rail on the southern portion of the West property line extends West over the boundary by an undisclosed distance;
  - 2) fence corner on the Southwest corner of the property is 2.76 feet South and 2.25 feet West of the property line;
  - 3) fence on the Western portion of the South Property Line encroaches South of the property line by an undisclosed distance; and
  - 4) a guard rail on the Southeast portion of the property encroaches over the eastern property line by an undisclosed distance.