# **UNOFFICIAL COPY**

#### **SPECIAL WARRANTY DEED**

(Illinois)

THIS SPECIAL WARRANTY DEED, made this 13 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" CCHI 1904 098LD

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 linois known and described as follows, to wit:



Doc# 2001745087 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

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

Above space for Recorder's use only

Office

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 001/372774, IN COOK COUNTY, ILLINOIS.

Grantor does covenant, promise and agree, to and with the Grante at that Grantor has not done or suffered to be done, anything whereby the Property hereby granted is or may be, in any matter encumbered or changed, except as herein recited; and that it WILL WARRANT AND DEFEND the Property, agains 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): <u>31-14-201-030-0000</u>

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

[SIGNATURES ON THE FOLLOWING PAGE]

Bex 400

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

| IN WITNESS WHEREOF, said Grantor has caused its  | name to be signed to these presents on this   |  |  |
|--|---|--|--|
| day of December, 2019.  Tener, 2020  | WB PAD Holdings IV, LLC an Illinois limited liability company By: Wheaton Bank & Trust Co Its: Manager  By: Christopher Swieca Its: Senior Vice President |  |  |
| This instrument was prepared by Stepher M A <sup>I</sup> derman, 180 N. S 0102.  | stetson Ave., Ste. 1300, Chicago, IL 60601, (312) 288-  |  |  |
| STATE OF ILLINOIS ) COUNTY OF COOK ) SS.:  |   |  |  |
| I, White Milliage the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Cressing Suited Suited 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 he/she cigned, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the OFFICIAL SEAL |   |  |  |
| release and waiver of the right of homestead.  Given under my hand and official seal, this day   | NATASA MILICIC  NOTARY PUBLIC. STATE OF ILLINOIS  Of  |  |  |
| Commission expires 10 / 10 , 20 20   | NOTARY PUBLIC   |  |  |
| WHEN RECORDED MAIL TO:   | SEND SUBSEQUENT TAX BILLS TO:   |  |  |
| Bryan Cave Leighton Paisner LLP<br>161 North Clark Street, Suite 4300<br>Chicago, IL 60601<br>Attention: Greg Hummel   | TREND Butterfield Plaza LLC<br>30 West Monroe Street, Suite 510<br>Chicago, IL 60603<br>Attention: Lynier Richardson                                      |  |  |

| REAL ESTATE | TRANSFER TAX |           | 14-Jan-2020 |
|-------------|--------------|-----------|-------------|
| <b>A A</b>  |              | COUNTY:   | 460.00      |
|             | (3)(4)       | ILLINOIS: | 920.00      |
|             |              | TOTAL:    | 1,380.00    |
|             |              |           |             |

31-14-201-030-0000 | 20191201667510 | 0-302-343-008

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### 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 Stone Water Detention Easement recorded August 15, 1996 as document number 96639468;
- 5. Document recorded July 13, 2007 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 Palmei 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 ever 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.