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CT/LML/11/19
19016094WF (P)
INSTRUMENT PREPARED BY:

George S. Weems
Ice Miller, LLP
2300 Cabot Drive, Suite 455
Lisle, IL 60532



2002306093D

Doc# 2002306093 Fee \$88.00

RHSP FEE:\$9.00_RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/23/2020 02:51 PM PG: 1 OF 7

AFTER RECORDING RETURN TO:

Raya D. Bogard
The Bogard Law Firm, LLC
479 N. Harlem Ave., #617
Oak Park, IL 60301

SPECIAL WARRANTY DEED

THIS INDENTURE made as of January 15, 2020, between **PRESBITERO INVESTMENTS, LLC**, an Illinois limited liability company, having an address of 3000 W. 119th Street, Merrionette Park, IL 60803 (as "**Grantor**"), and **DESHE AT ALSIP, LLC**, an Illinois limited liability company, having an address of 350 N. LaSalle Street, 9th Floor, Chicago, IL 60654 (as "**Grantee**"),

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, all of the following described real estate situated in the County of Cook and State of Illinois as legally described in **Exhibit A**, hereto.


Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantee, either in law or equity of, in and to the described premises, with the hereditaments and appurtenances thereto, all as situated in the County of Cook and State of Illinois known and described in **Exhibit A** (collectively the "**Real Property**").

TO HAVE AND TO HOLD the Real Property, unto the Grantee, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and its successors, that it has not done or suffered to be done anything whereby the Real Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor WILL WARRANT AND DEFEND said Real Property against all persons lawfully claiming, or to claim the same by, through or under it, subject only to all covenants, restrictions, easements, and other exceptions set forth in **Exhibit B** attached hereto and made a part hereof (the "**Permitted Title Exceptions**").

[signature appears on the following page]

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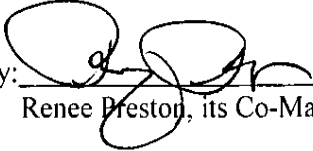


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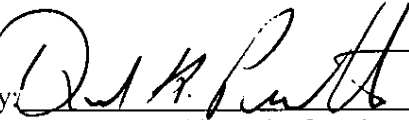
IN WITNESS WHEREOF, Grantor has caused its name to be duly signed to this Special Warranty Deed by its Co-Managers on the day and year first above written:

GRANTOR:

PRESBITERO INVESTMENTS, LLC
an Illinois limited liability company

By: 

Renee Preston, its Co-Manager

By: 

David K. Presbitero, its Co-Manager

Property of Cook County Clerk's Office

[Signature Page to Special Warranty Deed]

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STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

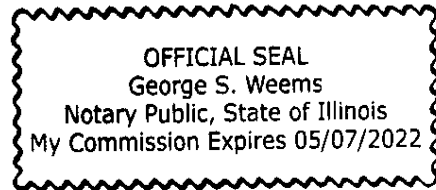
I the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, RENEE PRESTON, a Co-Manager of PRESBITERO INVESTMENTS, LLC, an Illinois limited liability company and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as a Co-Manager of PRESBITERO INVESTMENTS, LLC, she signed and delivered this instrument, as her free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15 day of January, 2020.



Notary Public

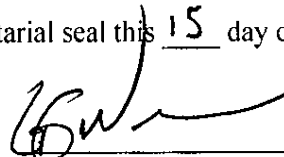
My commission expires: _____



STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)



I the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, DAVID K. PRESBITERO, a Co-Manager of PRESBITERO INVESTMENTS, LLC, an Illinois 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 a Co-Manager of PRESBITERO INVESTMENTS, LLC, he signed and delivered this instrument, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

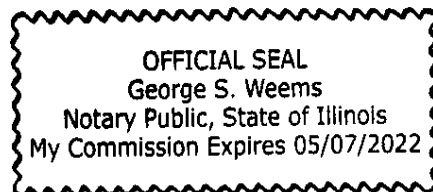
GIVEN under my hand and notarial seal this 15 day of January, 2020.



Notary Public

My commission expires: _____

REAL ESTATE TRANSFER TAX		16-Jan-2020
	COUNTY:	6,120.00
	ILLINOIS:	12,240.00
	TOTAL:	18,360.00
24-22-421-023-0000 20200101687671 0-999-244-640		



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOTS 1 TO 14, BOTH INCLUSIVE, IN CRESTLINE VILLA, A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 18, 1972 AS DOCUMENT 21871916, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 2 IN FIRST ADDITION TO CRESTLINE VILLA, A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 4209 W. 115th Street, Alsip, IL 60803

- Tax Identification Nos.:
- 24-22-421-023-0000
 - 24-22-421-024-0000
 - 24-22-421-025-0000
 - 24-22-421-026-0000
 - 24-22-421-027-0000
 - 24-22-421-028-0000
 - 24-22-421-029-0000
 - 24-22-421-030-0000
 - 24-22-421-031-0000
 - 24-22-421-032-0000
 - 24-22-421-033-0000
 - 24-22-421-034-0000
 - 24-22-421-035-0000
 - 24-22-421-036-0000
 - 24-22-421-037-0000

The stamp is from the Village of Alsip, Department of Revenue. It includes the village seal and the date JAN. 17. 20. To the right is a table with tax information.

# 0000002927	REAL ESTATE TRANSFER TAX
	4284000
	FP326706

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EXHIBIT B

PERMITTED TITLE EXCEPTIONS

1. Real estate taxes for 2019 not yet due and payable, and for subsequent years.
2. Rights of tenants, as tenants only, under written unrecorded leases, with no right of purchase.
3. Cable Television easement and service agreement created by document entitled grant of easement, recorded on December 12, 2014 as Document No. 1434619194. Reference is hereby made to said document for full particulars.
4. Easement for public utilities, sewer and water, Drainage, Parking, Ingress and Egress as Shown on Plat of Subdivision recorded April 18, 1972 as document 21871916 and as set forth in declaration of easements in Crestline Villa aforesaid recorded October 11, 1972 as document 22081134 over those portions of the Land marked as 'Easement A'.

(Affects Parcel 1)
5. Easements for public utilities, sewer and water, Drainage, Driveway, Ingress and Egress as Shown on Plat of said Subdivision recorded as document 21871916 and as set forth in declaration of easements in Crestline Villa aforesaid recorded October 11, 1972 as document 22081134 over those portions of the Land marked 'Easement B'.

(Affects Parcel 1)
6. Easements for public utilities, sewer and water, Drainage, Walkway, Ingress and Egress as Shown on Plat of said Subdivision recorded as document 21871916 and as set forth in declaration of easements in Crestline Villa aforesaid recorded October 11, 1972 as document 22081134 over those portions of the Land aforesaid marked 'Easement C'.

(Affects Parcel 1)
7. Ten foot easement over part of the Land created in document 22245688 to the Illinois Bell Telephone Company.

(Affects Parcel 1)
8. Easements for public utilities, sewer and water and drainage as shown on Plat of said Subdivision recorded as document 21871916 and as set forth in declaration of easements in Crestline Villa aforesaid recorded October 11, 1972 as document 22081134 over those portions of the Land aforesaid marked 'Easement D'.

(Affects Lot 4)
9. Easements for the purpose of installing and maintaining all equipment necessary for the purpose of serving the Subdivision and other property with telephone and Electric Service, together with right to overhang aerial service wires over any part of the Land and also with right of access thereto, as granted to the Illinois Bell Telephone Company and the Commonwealth Edison Company and their respective successors and assigns and as shown on Plat of said Subdivision recorded February 18, 1959 as document 17460273 over the following described premises:

That part of Lot 'A' described as follows: commencing at a point on the North Line of Lot 'A', 106

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feet East of the Northwest Corner; thence South 73 feet to a point 5 feet North of the most Northerly South Line of Said Lot; thence West parallel with and 5 feet North of said South Line, 20 feet; thence South 5 feet to said South Line; thence Easterly along the most Northerly South Line; thence Southeasterly along the Southwesterly line and most Southerly line to the East Line of Said Lot; thence North 8 feet; thence Westerly on a line 8 feet North of and parallel with the most Southerly line and Southwesterly line to a point of intersection with a line drawn due South from a point on the North Line of Said Lot, 122 feet East of the Northwest Corner; thence North along said line to the North Line of Said Lot; thence West 16 feet to the point of beginning.

(Affects Southwesterly 8 feet of Lot 6)
 (affects Southwesterly 8 feet of Lot 7)
 (affects Southerly and Southwesterly 8 feet of Lot 8)
 (affects South 8 feet of Lot 9)
 (affects the Southerly 8 feet of Lot 14)

(Affects Parcel 1)

10. Easements for the purpose of installing and maintaining all equipment necessary for the purpose of serving the Subdivision and other property with storm and sanitary sewers and also with right of access thereto, as granted to the Village of Alsip its successors and assigns and as shown on Plat of said Subdivision recorded February 18, 1959 as document 17460273 under the following described premises:

That part of Lot 'A' described as follows: commencing at a point on the North Line of Lot a, 106 feet East of the Northwest Corner; thence South 73 feet to a point 5 feet North of the most Northerly South Line of Said Lot; thence West parallel with and 5 feet North of said South Line, 20 feet; thence South 5 feet to said South Line; thence Easterly along the most Northerly South Line; thence Southeasterly along the Southwesterly line and most Southerly line to the East Line of Said Lot; thence North 8 feet; thence Westerly on a line 8 feet North of and parallel with the most Southerly line and Southwesterly line to a point of intersection with a line drawn due South from a point on the North Line of Said Lot, 122 feet East of the Northwest Corner; thence North along said line to the North Line of Said Lot; thence West 16 feet to the point of beginning.

(Affects Southwesterly 8 feet of Lot 6)
 (affects Southwesterly 8 feet of Lot 7)
 (affects Southerly and Southwesterly 8 feet of Lot 8)
 (affects South 8 feet of Lot 9)
 (affects the Southerly 8 feet of Lot 14)

(Affects Parcel 1)

11. Restrictions contained in Plat of First Addition to Line-Crest Manor Subdivision recorded February 18, 1959 as document 17460273 that no permanent buildings or trees shall be placed on the easements noted above at exception letter(s) I and exception letter(s) H.

Note: Said Instrument contains no provision for a forfeiture of or reversion of title in case of breach of condition.

(Affects Southwesterly 8 feet of Lot 6)
 (affects Southwesterly 8 feet of Lot 7)
 (affects Southerly and Southwesterly 8 feet of Lot 8)
 (affects South 8 feet of Lot 9)
 (affects the Southerly 8 feet of Lot 14)

(Affects Parcel 1)

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12. Restrictions contained in Plat of First Addition to Line-Crest Manor Subdivision recorded February 18, 1959 as document 17460273 that no permanent buildings or trees shall be placed on the easements noted above at exception K and L.

Note: said instrument contains no provision for a forfeiture of or reversion of title in case of breach of condition

(Affects Parcel 2)

13. Easements as contained in the Plat of First Addition to Crestline Villa Subdivision recorded October 11, 1972 as document number 22075415 reserved for and granted to Northern Illinois Gas Company, its successors and/or assigns, in all platted easement areas, streets, alleys, other public ways and places shown on the Plat, to be for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances.

(Affects Parcel 2)

14. Easements for public utilities and sewer purposes as contained in the Plat of First Addition to Crestline Villa Subdivision recorded October 11, 1972 as document number 22075415.

(Affects Parcel 2)

15. Covenants, conditions and restrictions contained in the declaration of easements aforesaid recorded October 11, 1972 as document 22081134 for utilities, drainage, Ingress and egress, Walkways, Parking Driveways and Open Areas.

(Affects Parcel 2 & Other Property)

16. The following encroachments as referenced in GKS Group's January 7, 2019 survey, Job No. 19-42323.1:

- (1) fence extends from 0.4' to 0.9' south of the northerly property line and extends up to 0.7' north of southerly property line;
- (2) shed extends up to 11.1' into easement; and
- (3) building extends up to 14.0' into easement.