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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/04/2020 02:31 PM PG: 1 OF 5

After recording, return to:  
OFP HOMETOWN IL, LLC  
c/o OFP Real Estate, LLC  
Attn: Mr. Jason M. Fisher  
33 Bloomfield Hills Parkway, Suite 135  
Bloomfield Hills, Michigan 48304

FOR RECORDER'S USE ONLY

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made as of this 17<sup>th</sup> day of July, 2020, between **Chi-Wal Investments, L.L.C.**, an Arizona limited liability company, having an address at 846 N. Mozart Street, Chicago, IL 60622 ("Grantor"), and **OFP HOMETOWN IL, LLC**, a Michigan limited liability company, having an address at 33 Bloomfield Hills Parkway, Suite 135, Bloomfield Hills, MI 48304 ("Grantee").

**WITNESSETH:**

THAT, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GRANTOR does hereby grant, bargain, sell and convey unto GRANTEE the real property described in Exhibit A attached hereto and made a part hereof, together with all improvements located thereon and all rights, easements, and appurtenances thereto (collectively, the "Property"); subject, however, to those matters set forth in Exhibit B attached hereto and made a part hereof (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, forever, subject only to the Permitted Exceptions. Grantor shall warrant and defend the right, title and interest to the Property unto Grantee against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, and except for claims arising under and by virtue of the Permitted Exceptions.

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

THAT PART OF LOTS 1651 AND 1652 AND THE 20-FOOT VACATED ALLEY LYING BETWEEN SAID LOTS IN J.E. MERRION AND COMPANY'S HOMETOWN UNIT NO. 10, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JUNE 11, 1954 AS LR1528599 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1652; THENCE NORTH 89 DEGREES, 49 MINUTES, 44 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1652, A DISTANCE OF 69.67 FEET; THENCE SOUTH 76 DEGREES, 36 MINUTES, 25 SECONDS WEST, A DISTANCE OF 98.07 FEET TO A POINT 165.00 FEET WEST OF AND 23.00 FEET SOUTH OF SAID NORTHEAST CORNER OF LOT 1652, (AS MEASURED ON SAID NORTH LINE AND ON A LINE AT RIGHT ANGLE THERETO), SAID POINT ALSO BEING THE MOST NORTHERLY POINT OF LAND ACQUIRED BY CONDEMNATION IN CIRCUIT COUNTY OF COOK COUNTY PROCEEDINGS NO. 85L50169; THENCE SOUTH 06 DEGREES, 08 MINUTES, 19 SECONDS WEST ALONG THE EAST LINE OF SAID CONDEMNATION, A DISTANCE OF 77.47 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1652, SAID POINT BEING 14.16 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 1652; THENCE SOUTH 07 DEGREES, 30 MINUTES, 21 SECONDS WEST, A DISTANCE OF 20.17 FEET TO A POINT ON THE NORTH LINE OF AFORESAID LOT 1651, SAID POINT BEING 13.86 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1651; THENCE SOUTH 06 DEGREES, 54 MINUTES, 01 SECOND WEST, A DISTANCE OF 15.78 FEET; THENCE SOUTH 09 DEGREES, 57 MINUTES, 07 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A POINT ON A CURVE CONVEX TO THE WEST AND HAVING A RADIUS OF 5674.70 FEET; THENCE SOUTHERLY, ALONG SAID CURVE, A CHORD BEARING SOUTH 05 DEGREES, 08 MINUTES, 33 SECONDS WEST, A DISTANCE OF 12.87 FEET, AN ARC DISTANCE OF 12.87 FEET; THENCE SOUTH 39 DEGREES, 59 MINUTES, 37 SECONDS EAST, A DISTANCE OF 125.13 FEET; THENCE SOUTH 44 DEGREES, 51 MINUTES, 08 SECONDS EAST, A DISTANCE OF 45.05 FEET; THENCE SOUTH 59 DEGREES, 59 MINUTES, 37 SECONDS EAST, A DISTANCE OF 42.84 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1651, SAID POINT BEING 178.16 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1651; THENCE NORTH 00 DEGREE, 00 MINUTE, 23 SECONDS EAST ALONG THE EAST LINES OF AFORESAID LOTS 1651 AND 1652 AND AFORESAID 20-FOOT ALLEY, A DISTANCE OF 298.16 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS AND PARKING AS RESERVED IN RECIPROCAL EASEMENT AGREEMENT RECORDED NOVEMBER 25, 2003 AS DOCUMENT NO. 0332908314, AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL AGREEMENT RECORDED DECEMBER 28, 2006 AS DOCUMENT NO. 0636241087.

**Commonly known as:** 8701 S. Cicero Avenue, Hometown, Illinois 60456

**PINs:** 24-03-133-001-0000  
24-03-133-019-0000

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Taxes not yet due and payable as of the date of this Special Warranty Deed, including the second installment of 2019 and thereafter.
2. Memorandum of Lease recorded September 7, 2001 as document number 0010834651, as amended by that certain First Amendment to lease dated November 16, 2001, attached to assignment of lessor's interest document number 0030026480.
3. Sign and easement agreement recorded January 12, 2007 as document number 0701245060, and the terms and provisions contained therein, as amended by that certain First Amendment recorded February 7, 2008 as document number 0803839032.
4. Settlement and release agreement recorded January 5, 2007 as document number 0700531047, and the terms and provisions contained therein.
5. Public Utilities easement as shown on the Plat of J. E. Merrion and Company's Hometown Unit No. 10 Subdivision Registered in the office of the Registrar of title of Cook County, Illinois, on June 11, 1954 as document number LR1528599.
6. Agreement recorded October 26, 1998 as document number 98956636.
7. Reciprocal Easement Agreement with Covenants, Conditions and Restrictions dated November 13, 2003 and recorded November 25, 2003 as document number 0332908314, as amended by First Amendment to Reciprocal Easement Agreement with Covenants, Conditions and Restrictions recorded December 28, 2006 as document number 0626241087.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

04-Aug-2020



COUNTY:	2,100.00
ILLINOIS:	4,200.00
TOTAL:	6,300.00

24-03-133-001-0000

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0-198-917-856