



2035241069D

Doc# 2035241069 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/17/2020 12:30 PM PG: 1 OF 5

2 of 3
CCH12001313LD D6
LIMITED WARRANTY
DEED
ILLINOIS STATUTORY

Property

OLB, LLC, a Delaware limited liability company (the "Grantor"), of the City of Elmhurst, County of DuPage, and State of Illinois, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, subject to the exceptions hereinafter set forth, hereby GRANTS, SELLS and CONVEYS unto EAS MIDLOTHIAN OWNER LLC, a Texas limited liability company (the "Grantee"), with an address of c/o Raymond J. Kane, 901 Main Street, Suite 5200, Dallas, TX, 75202, certain land located in the Village of Midlothian, County of Cook, and State of Illinois, and being more particularly described in Exhibit A attached hereto and incorporated herein by reference, together with all improvements located on such land (such land and improvements being collectively referred to as the "Property").

This conveyance is made and accepted subject to the following exemptions: (a) covenants, conditions and restrictions of record as set forth in Exhibit B attached hereto; (b) general taxes for the year 2020 and subsequent years, which are not yet due and payable as for the closing date, including taxes which may accrue by reason of new or additional improvements; (c) acts of Grantee or its authorized agents; and (d) any other matters approved in writing by Grantee.

TO HAVE AND TO HOLD the Property, together with all rights and appurtenances pertaining thereto, unto Grantee and Grantee's successors, heirs and assigns forever, and Grantor does hereby bind itself and its successors and heirs to warrant and forever defend the Property unto Grantee and Grantee's successors, heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, for matters arising subsequent to the vesting of title in Grantor.

Permanent Real Estate Index Number: 28-10-300-015-0000; 28-10-300-017-0000; and 28-10-300-0162-0000

Address of Real Estate: 14701 S. Cicero Avenue, Midlothian, Illinois 60445

S Y
P 5
S Y-3
M
SC
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INT 14

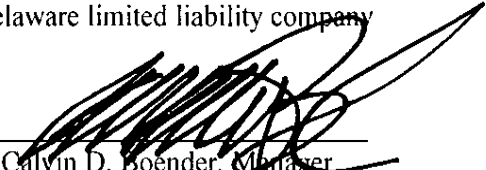
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Notwithstanding any provision to the contrary, Grantor makes no warranties of any nature or kind, whether statutory, express or implied, with respect to the physical condition of the Property (including without limitation any and all improvements located thereon and/or comprising a part thereof), and Grantee by its acceptance of this Deed accepts the physical condition of this Property "AS IS, WITH ALL FAULTS."

Dated this 10th day of November, 2020.

Seller:


OLB, LLC,
a Delaware limited liability company

By: 
Calvin D. Boender, Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF DE POUE)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **Calvin D. Boender**, Manager of **OLB, LLC**, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 10th day of November, 2020.


Notary Public



Prepared By:
Michael T. O'Connor
Fuchs & Roselli, Ltd.
200 South Wacker Drive,
Suite 600
Chicago, Illinois 60606

Mail To:
Raymond J. Kane, Esq.
Kane Russell Coleman Logan, PC
901 Main Street
Suite 5200
Dallas, Texas 75202

Name & Address of Taxpayer:
EAS Midlothian Owner LLC
c/o Raymond J. Kane
901 Main Street, Suite 5200
Dallas, TX 75202

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THE WEST 34.60 FEET OF THE EAST 71.60 FEET OF THE WEST 266.10 FEET OF THE SOUTH 108 FEET OF THE NORTH 125 FEET OF LOT 5 IN A. T. MCINTOSH'S ADDITION TO MIDLOTHIAN FARMS, A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 5 IN A. T. MCINTOSH'S ADDITION TO MIDLOTHIAN FARMS BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 AND THE EAST 1/2 OF SAID SOUTH EAST 1/4 OF SECTION 9 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 33/80TH OF THE EAST 1/2 OF SAID SOUTHWEST 1/4 OF SECTION 10 ALL IN TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF LOT 5, 142 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH ON A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 5 A DISTANCE OF 125 FEET; THENCE EAST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 52 1/2 FEET; THENCE NORTH ON A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 5 A DISTANCE OF 125 FEET; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 52 1/2 FEET TO THE POINT OF BEGINNING (EXCEPT THE NORTH 17 FEET THEREOF TAKEN FOR HIGHWAY PURPOSES), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOT 5 IN ARTHUR T. MCINTOSH'S ADDITION TO MIDLOTHIAN FARMS BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 AND THE EAST 1/2 OF SAID SOUTH EAST 1/4 OF SECTION 9 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 33/80TH OF THE EAST 1/2 OF SAID SOUTHWEST 1/4 OF SECTION 10, ALL IN TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 5, 17.00 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 5; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 125.00 FEET; THENCE SOUTH ON A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 5, A DISTANCE OF 125.00 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 5, 125.00 FEET TO A POINT 17.00 FEET EAST OF THE WEST LINE OF SAID LOT 5; THENCE NORTH ON A LINE 17.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 5, 125.00 FEET TO THE POINT OF BEGINNING (EXCEPTING FROM THE ABOVE DESCRIBED PARCEL OF LAND THAT PART THEREOF BOUNDED AND DESCRIBED AS FOLLOWS:

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BEGINNING AT A POINT, DISTANT 33 FEET SOUTH AND 50 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 10; THENCE EAST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 10, A DISTANCE OF 125.00 FEET TO A POINT; THENCE SOUTH, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 12 FEET TO A POINT; THENCE WEST, PARALLEL WITH SAID NORTH LINE A DISTANCE OF 75 FEET TO A POINT; THENCE SOUTHWEST A DISTANCE OF 63.64 FEET TO A POINT DISTANT 90 FEET SOUTH AND 55 FEET EAST OF SAID NORTHWEST CORNER; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 68 FEET TO A POINT; THENCE WEST A DISTANCE OF 5 FEET TO A POINT; THENCE NORTH ALONG THE EAST LINE OF CICERO AVENUE, A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

PARCEL 4:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 3 AS CREATED BY THE GRANT OF EASEMENT MADE BY 147TH STREET BUILDING CORPORATION, A CORPORATION OF ILLINOIS, TO J. CLARE MOORE, JR. AND OTHERS DATED JULY 19, 1966 AND RECORDED AUGUST 1, 1966 AS DOCUMENT 19902712 FOR PASSAGEWAY OVER PROPERTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A LINE PARALLEL TO THE WEST LINE OF LOT 5 IN A. T. MCINTOSH'S ADDITION TO MIDLOTHIAN FARMS AFORESAID, 17.0 FEET EAST OF THE WEST LINE OF LOT 5 AND 125.0 FEET SOUTH OF THE NORTH LINE OF SAID LOT 5; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 145.0 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 5 A DISTANCE OF 35.0 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 145.0 FEET TO THE EAST LINE OF THE WEST 17.0 FEET OF LOT 5; THENCE NORTH ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 5, A DISTANCE OF 35.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ADDRESS: 14701 S. CICERO AVENUE, MIDLOTHIAN, ILLINOIS 60445

P.I.N. #: 28-10-300-015-0000; 28-10-300-017-0000; AND 28-10-300-0162-0000



**VILLAGE OF
MIDLOTHIAN**
Real Estate Payment Stamp

5057

REAL ESTATE TRANSFER TAX

16-Nov-2020



COUNTY:	350.00
ILLINOIS:	700.00
TOTAL:	1,050.00

28-10-300-015-0000

| 20201101648664 | 0-752-606-176

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Exhibit B

Permitted Exceptions

1. Accrued and unpaid, but non-delinquent real estate taxes for PINs:
 - 28-10-300-015-0000 (Affects Parcel 3)
 - 28-10-300-017-0000 (Affects Parcel 2)
 - 28-10-300-162-0000 (Affects Parcel 1)
2. Easement Grant dated December 1, 1972 and recorded November 14, 1986 as document 86539840 creating a perpetual easement of light and air and a covenant that no building shall be built on the property legally described as follows: The East 71.60 feet of the West 266.10 feet of Lot 5 (except the South 478.60 feet thereof and except the North 17 feet thereof taken for highway purposes) all in A. J. McIntosh's Addition to Midlothian Farms, being a Subdivision of the Southwest 1/4 of South East 1/4 and the East 1/2 of the South East 1/4 of Section 9, the West 1/2 of the Southwest 1/4 and the West 33/80THS of the East 1/2 of said Southwest 1/4 of Section 10, Township 36 North, Range 13 East of the Third Principal Meridian, , as shown and/or as noted on that certain ALTA/NSPS Land Title Survey prepared by Webster McGrath & Ahlberg Ltd., dated August 7, 2020, last revised September 1, 2020.
3. Terms, provisions and conditions relating to said easement described as Parcel 4 contained in the instrument creating such easement and rights of the adjoining owner or owners to the concurrent use of said easement as modified by the Partial Vacation of Easement dated November 10, 2020 and recorded 12/11/, 2020 as document number 2035241068.
4. Light Poles and Power Pole as disclosed by survey made by National Survey Service, Inc., number n-123997 last revised August 11, 2003.
5. Encroachment of the overhead sign located mainly on the Land and onto the Public Right-of-Way West and adjoining by an undisclosed amount as shown by that certain ALTA/NSPS Land Title Survey prepared by Webster McGrath & Ahlberg Ltd., dated August 7, 2020, last revised September 1, 2020.
6. Rights of public or quasi-public utilities in and to the Land as shown by that certain ALTA/NSPS Land Title Survey prepared by Webster McGrath & Ahlberg Ltd., dated August 7, 2020, last revised September 1, 2020 depicting electrical lines along the South line of the Land.