

# UNOFFICIAL COPY

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**THIS INSTRUMENT WAS  
PREPARED BY AND AFTER  
RECORDING RETURN TO:**

Doc#: 2036513291 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/30/2020 11:28 AM Pg: 1 of 3

Dec ID 20201001621931  
ST/CO Stamp 1-065-504-224 ST Tax \$270.00 CO Tax \$135.00

Quarles & Brady LLP  
300 North LaSalle Street, Suite 4000  
Chicago, Illinois 60654  
Attention: Mary Ann Murray, Esq.

**SEND SUBSEQUENT  
TAX BILLS TO:**

Home Start, LLC  
10 S. LaSalle Street, Suite 3510  
Chicago, Illinois 60603

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of the 8<sup>th</sup> day of October, 2020 by O'REILLY AUTO ENTERPRISES, LLC, a Delaware limited liability company (the "Grantor"), whose address is 233 S. Patterson Avenue, Springfield, Missouri, 65802 to and in favor of HOME START, LLC, an Illinois limited liability company, whose address is 10 S. LaSalle Street, Suite 3510, Chicago, Illinois 60603 (the "Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO DOLLARS and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and by this reference made a part hereof, together with any improvements and fixtures located thereon with all singular rights, hereditaments and appurtenances thereunder belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders thereof and all rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever and all rights, privileges and easements appurtenant to Grantor's interest in the foregoing land and the improvements, if any, including, without limitation, all of Grantor's right, title and interest, if any, in and to all mineral and water rights and all easements, licenses, covenants and other rights-of-way or other appurtenances used in connection with the beneficial use or enjoyment of such land and improvements, either in law or in equity (collectively the "Property");

TO HAVE AND TO HOLD the said Property as above described, unto the Grantee, its successors and assigns forever.

AND GRANTOR, for itself and for its successors and assigns, does specially warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

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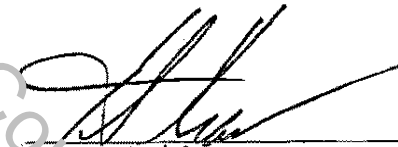
WHERE IS-AS IS. Other than the warranty of title in the immediately preceding paragraph, Grantor specifically disclaims any warranties or representations of any kind or character, express or implied, with respect to the Property. Grantee specifically acknowledges that it has not relied upon nor will it rely upon, either directly or indirectly, any other representation or warranty of Grantor or any agent of Grantor. Grantee represents that it is a knowledgeable buyer of real estate and is relying solely on its own expertise and that of Grantee's consultants in purchasing the property. Grantee represents that it has conducted such inspections and investigations of the Property as it deemed necessary and shall rely upon same. Grantor sells and conveys, and Grantee accepts the Property "where is, as is" with all faults. Grantee further acknowledges and agrees that there are no oral agreements, warranties or representations, collateral to or affecting the Property by Grantor, any agent of Grantor or any third party.

The terms "Grantor" and "Grantee" are used for singular or plural, as context requires, and include the respective heirs, personal representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

**GRANTOR:**

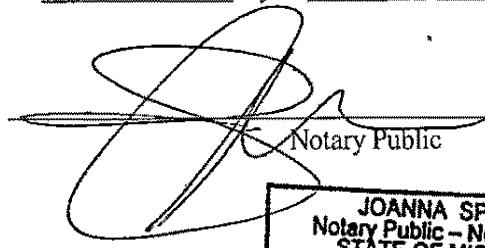
**O'REILLY AUTO ENTERPRISES, LLC,** a Delaware limited liability company

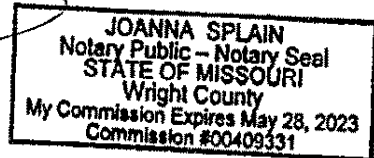
By:   
 Name: Scott Kraus  
 Its: Senior VP of Real Estate

STATE OF Missouri )  
 ) SS  
 COUNTY OF Greene )

I, Joanna Splain, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Scott Kraus, as Senior VP of Real Estate of O'Reilly Auto Enterprises, LLC, a Delaware limited liability company, who is 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 signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 8<sup>th</sup> day of October, 2020.

  
 Notary Public



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## EXHIBIT "A" TO SPECIAL WARRANTY DEED



### LEGAL DESCRIPTION

LOT ONE (1) IN GALLERIA, A SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 25908574 IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AND ALSO BEING A PART OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN RICHTON PARK, IN COOK COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED FOLLOWS:

BEGINNING AT A 1-INCH IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID LOT 1; SAID CORNER BEING A POINT AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF SAUK TRAIL AND THE WEST RIGHT-OF-WAY OF KARLOV AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY AND THE EAST LINE OF SAID LOT 1 SOUTH 00 DEGREES 37 MINUTES 58 SECONDS EAST A DISTANCE OF 179.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTH LINE OF SAID LOT 1 SOUTH 89 DEGREES 45 MINUTES 37 SECONDS WEST A DISTANCE OF 208.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 37 MINUTES 58 SECONDS WEST A DISTANCE OF 179.00 FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1; SAID CORNER ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY OF SAID SAUK TRAIL; THENCE ALONG SAID RIGHT OF WAY AND THE NORTH LINE OF SAID LOT 1 NORTH 89 DEGREES 46 MINUTES 37 SECONDS EAST A DISTANCE OF 208.00 FEET TO THE POINT OF BEGINNING.

**PIN:** 31-34-201-009-0000

**COMMONLY KNOWN AS:** 4121 Sauk Trail Road, Richton Park, Illinois 60471

REAL ESTATE TRANSFER TAX		28-Oct-2020
		COUNTY: 135.00
		ILLINOIS: 270.00
		TOTAL: 405.00
31-34-201-009-0000	20201001621931	1-065-504-224