



\*2101328043D\*

Doc# 2101328043 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/13/2021 12:42 PM PG: 1 OF 5

**WARRANTY DEED**

This document prepared by:

DYKEMA GOSSETT PLLC  
Nicholas J. Winters, Esq.  
39577 Woodward Ave.  
Suite 300  
Bloomfield Hills, MI 48304

After recording return to:

WHEN RECORDED RETURN TO:  
OLD REPUBLIC TITLE  
ATTN: POST CLOSING  
530 SOUTH MAIN STREET  
SUITE 1031  
AKRON, OH 44311

01-20053404

See **Exhibit A** for Legal Description, Tax Parcel Identification Number, and Address –  
Above Space for Recorder’s Use Only

THE GRANTOR, **WOR/WIL CORP.**, an Illinois corporation (“Grantor”), whose address is 420 Canterbury Ct., Hinsdale, Illinois 60521, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, hereby CONVEYS and WARRANTS to **CROWN CASTLE TOWERS 09 LLC**, a Delaware limited liability company, having a mailing address of 2000 Corporate Drive, Canonsburg, Pennsylvania 15317, all interest in that certain real estate in the County of Cook, State of Illinois, described on **Exhibit A** attached hereto (the “Real Property”).

TOGETHER WITH ALL AND SINGULAR rights, privileges and easements appurtenant to the Real Property, including, without limitation, all of Grantor’s right, title and interest (if any) in and to any minerals, oil, gas and other hydrocarbon substances on and under the Real Property, as well as all of Grantor’s right, title and interest (if any) in and to any development rights, air rights, water, water rights, riparian rights and water stock relating to the Real Property and any rights-of-way or other appurtenances used in connection with the beneficial use and enjoyment of the Real Property and all of Grantor’s right, title and interest in and to all roads and alleys adjoining or servicing the Real Property.

TOGETHER WITH all of Grantor’s right, title and interest in and to all improvements located on the Real Property.

SUBJECT ONLY TO the matters set forth on **Exhibit B** attached hereto (the “Permitted Exceptions”).





# UNOFFICIAL COPY

## EXHIBIT A


### LEGAL DESCRIPTION OF REAL PROPERTY

Land situated in the County of Cook, State of Illinois, described as follows:

Lots 1 and 2, except the South 75 feet thereof, in Block 13 in West Chicago Land Company's Subdivision of the South 1/2 of Section 10, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.



Tax Parcel Identification Number: 16-10-408-032-0000

Common Address: 4301 W. Lake Street, Chicago, Illinois 60624

REAL ESTATE TRANSFER TAX		11-Jan-2021
	CHICAGO:	5,163.75
	CTA:	2,065.50
	TOTAL:	7,229.25 *

16-10-408-032-0000 | 20210101607889 | 1-216-335-632

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		11-Jan-2021
	COUNTY:	344.25
	ILLINOIS:	688.50
	TOTAL:	1,032.75

16-10-408-032-0000 | 20210101607889 | 2-064-019-472

# UNOFFICIAL COPY

## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Taxes and special assessments for current tax year and all subsequent years.
2. Plat map, recorded on 05/28/1873 as Instrument Number 105373 of Cook County Records.
3. Declaration of Easements, recorded on 05/22/1998 as Document Number 98428898 of Cook County Records.
4. Memorandum of PCS Site Agreement, recorded on 07/02/1998 as Document Number 98567272 of Cook County Records.  
 Note: Amendment to Memorandum of Agreement, recorded on 02/27/2006 as Document Number 0605815001 of Cook County Records.  
 Note: Amendment to Memorandum of Agreement, recorded on 10/19/2006 as Document Number 0629222091 of Cook County Records.  
 Note: Memorandum of Amendment, recorded on 09/26/2008 as Document Number 0827015118 of Cook County Records.
5. Site Plan, recorded on 11/09/1998 as Instrument Number 08009457 of Cook County Records.
6. Site Designation Supplement to Master Lease and Sublease Agreement, recorded on 06/14/2005 as Document Number 0516516200 of Cook County Records.
7. Memorandum of Site License Acknowledgment, recorded on 04/06/2009 as Document Number 0909649036 of Cook County Records.
8. Memorandum of Antenna Site Lease Schedule, recorded on 12/20/2006 as Document Number 0635431013 of Cook County Records.
9. Notice of Supplemental Final Order and Judgment, recorded on 12/10/2008 as Document Number 0834515064 of Cook County Records.
10. Grant of Communications System Easement/Release, recorded on 12/10/2008 as Document Number 0834515071 of Cook County Records.