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Karen A. Yarbrough

Cook County Clerk

Date: 01/28/2021 04:08 PM Pg: 1 of 7

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This document prepared by:

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After recording return to:

Monique C. Patton
Monahan Law Group, LLC
55 West Monroe Street
Suite 3700
Chicago, IL 60601

SPECIAL WARRANTY DEED

This Indenture, made as of the 31st day of December, 2020, between **H.P. KIRK PARTNERS II, L.L.C.**, an Illinois limited liability company ("**Grantor**") and **THE JOSSELYN CENTER, NFP**, an Illinois not for profit corporation ("**Grantee**"), as grantee, having a mailing address at 405 Central Avenue, Northfield, Illinois 60093-3006 WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged pursuant to authority given by Grantor, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto Grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows (hereinafter referred to as the "Subject Property") to wit:

[See legal description attached as Exhibit "A"]

Together with all and singular the hereditaments and appurtenances belonging there, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at law or in equity, of, in and to the Subject Property, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Subject Property, with the appurtenances, unto Grantee, its successors and assigns, forever.

And Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, for itself and its successors, that it has not done or suffered to be done,

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anything whereby the Subject Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and defend the Subject Property against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the following (hereinafter, collectively, the "**Permitted Title Exceptions**"):

1. General real estate taxes against the Subject Property as are not due and payable on the date of delivery of this deed;
2. Those matters identified on Exhibit "B" attached hereto and made a part hereof; and
3. Acts done or suffered by Grantee and any person or entity claiming by, through or under Grantee.

[EXECUTION PAGE FOLLOWS]

Property of Cook County Clerk's Office

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GRANTOR:

H.P. KIRK PARTNERS II, L.L.C.

By: 

Name: Todd Berlinghof

Title: Managing Member

MAIL FUTURE TAX BILLS TO:

The Josselyn Center, NFP
405 Central Avenue
Northfield, IL 60093-3006

Exempt under provisions of Paragraph B
Section 81-45, Property Tax Code.

12-31-2020

Date


Buyer, Seller or Representative

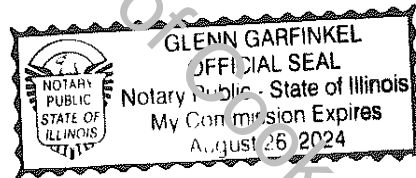
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STATE OF ILLINOIS)
)
) SS:
COUNTY OF LAKE)

I, Glenn Garfield, a notary public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Todd Berlinghof, Managing Member of **H.P. KIRK PARTNERS II, L.L.C.**, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing **SPECIAL WARRANTY DEED**, appeared before me this day in person and acknowledged that he signed and delivered the said document on behalf of the limited liability company and as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this 28th
day of December, 2020.


NOTARY PUBLIC



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EXHIBIT "A" TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF PROPERTY

BLOCK 12 IN UNITED REALTY COMPANY WILLOW CREST, BEING A SUBDIVISION OF WEST 1/2 OF NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PERMANENT REAL ESTATE INDEX NUMBER:

05-19-109-001-0000

ADDRESS:

495 Central Avenue, Northfield, IL 60093

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EXHIBIT "B" TO SPECIAL WARRANTY DEED

Permitted Title Exceptions

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CHICAGO TITLE INSURANCE COMPANY

POLICY NO. 20037047WF

**SCHEDULE B
EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses that arise by reason of:

General Exceptions

1. Rights or claims of parties in possession not shown by Public Records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Taxes or special assessments which are not shown as existing liens by the Public Records.
6.
 1. Taxes for the year(s) 2020 and 2021
2021 taxes are not yet due or payable.
 - 1A. Note: 2020 first installment was due March 2, 2021
Note: 2020 final installment is not yet due or payable

Perm tax#	Pcl	Year	1st Inst	Stat
05-19-109-001-0000	1 of 1	2020	\$52,604.18	Paid
7. Mortgage dated December 30, 2020 and recorded _____ as Document No. _____ made by The Josselyn Center NFP to Northbrook Bank & Trust Company, N.A. to secure an indebtedness in the amount of \$1,430,000.00.
8. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
9. Encroachment of the sign onto the property north and adjoining as shown on survey prepared by Zarko Sekerez & Associates, Inc., dated January 22, 2015, order no. 10038.
10. Water valve on the west line of the property as depicted on survey prepared by Zarko Sekerez & Associates, Inc., dated January 22, 2015, order no. 10038.

END OF SCHEDULE B

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ALTA Owner's Policy (06/17/2006)



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