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This Instrument Prepared by
And after recording mail to:

John Mantas, Esq.
Skoubis & Mantas, LLC
1300 W. Higgins Rd., Ste. 209
Park Ridge, Illinois 60068

Doc#: 2103635251 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
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Dec ID 20201001642947
ST/CO Stamp 1-210-195-984 ST Tax \$1,250.00 CO Tax \$625.00

205703233PK

1 of 1

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, made as of the 3 day of November, 2020, between **LEMONT VILLAGE SQUARE, LLC, an Illinois limited liability company** (the "Grantor"), and **LEMONT VILLAGE LIFE LLC, a Delaware limited liability company** (the "Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY unto the Grantee and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook, and State of Illinois known and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO

Property Index Number: 22-32-200-034-0000

Address of Real Estate: 15434 West 127th Street, Lemont, Illinois 60439

Together with all of Grantor's right, title and interest in and to the improvements, hereditaments, easements and appurtenances thereunto belonging, or in any way 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, either in law or equity, of, in and to the above described premises, together with such improvements, hereditaments, easements and appurtenances (collectively, the "Property"). TO HAVE AND TO HOLD the Property, unto Grantee and Grantee's successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's successors and assigns, that Grantor has not done, or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, and WILL WARRANT AND DEFEND against all persons lawfully claiming or to claim the same by, through or under Grantor, subject to those matters listed on Exhibit B attached hereto and made a part hereof.

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EXHIBIT A

LEGAL DESCRIPTION

The West 165 feet of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 32, Township 37 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois;

Less and except the following described Land, conveyed to the County of Cook, a body politic, by Deed dated October 23, 2003 and recorded December 13, 2004 as document number 0434839063:

The South 5.18 meters (17 feet) of the North 15.24 meters (50 feet) of the West 50.29 meters (165 feet) of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 32, Township 37 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois:

And also except the following described Land conveyed to the County of Cook, a body politic, by Deed dated May 2, 2011 and recorded May 18, 2011 as document number 1113818053:

The North 50 feet of the West 165 feet of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 32, Township 37 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois except the Land conveyed to the County of Cook, a body politic, by Deed dated October 23, 2003 and recorded December 13, 2004 as document number 0434839063.

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EXHIBIT B PERMITTED EXCEPTIONS

1. Rights of tenants in possession, as tenants only, under unrecorded lease agreements, without option to purchase or rights of first refusal. The following tenant was disclosed by A.L.T.A. Statement dated October 31, 2012: The Learning Experience.
2. Terms, provisions and conditions of an ordinance annexing to the Village of Lemont an approximately 2.5 acre parcel located at 15434-127th Street recorded January 31, 2006 as document 0603110070
3. Terms, provisions and conditions of an ordinance approving a recapture agreement recorded April 16, 1998 as document 98302794
4. Shared concrete drive located in the Northeast Corner leading to 127th Street, and the rights of all parties East and adjoining to the use of said driveway, as disclosed by survey made by Compass Surveying Ltd., Project No. 12.0158, dated August 11, 2012, last revised November 6, 2012.
5. Shared driveway in favor of owners of properties lying East and adjoining Parcel , as Disclosed by Survey Made by Compass Surveying Ltd., Project No. 12.0158, dated August 11, 2012.

Property of Cook County Clerk's Office