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Doc#: 2112041024 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/30/2021 09:39 AM Pg: 1 of 4

This instrument was prepared by:
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St. Charles, IL 60174

Dec ID 20210401607629
ST/CO Stamp 0-176-053-776 ST Tax \$2,400.00 CO Tax \$1,200.00

After recording return to:
Lewis, Brisbois, Bisgaard & Smith LLP
Attn: Anthony Barone
550 W. Adams Street, Suite 300
Chicago, IL 60661

Mail tax bills to:
Worldwide Realty Investment Corp.
Attn: Joe Letzelter
5300 W. Atlantic Avenue, Suite 700
Delray Beach, FL 33484

SPECIAL WARRANTY DEED

This Special Warranty Deed is made this 23rd day of April, 2021, by COA Flossmoor, LLC ("Grantor"), whose address is 21690 W. Hillendale Court, Illinois and T&S Flossmoor, LLC ("Grantee"), whose address is 5300 W. Atlantic Avenue, Suite 700, Delray Beach, Florida WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, FOREVER, the real estate described on Exhibit A attached hereto, situated in the County of Cook and State of Illinois.

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

TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, subject to the matters set forth in Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions"), unto the Grantee, forever.

And the Grantor, for itself and its successors, does covenant, promise and agree to and with the Grantee and its successors that it 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, except as herein recited; and that it WILL WARRANT AND DEFEND, said premises against all persons lawfully claiming, or to claim the same, by, through or under it, SUBJECT TO all claims arising under or by virtue of the Permitted Exceptions.

Chicago Title Insurance Co.
1795 West State Street
Geneva, Illinois 60134

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EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

LOT 5 IN GROVER C. ELMORE AND COMPANY'S KEDZIE AVENUE FARMS, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 19814 S. Kedzie Avenue, Flossmoor, Illinois 60422

PIN: 31-11-402-015~0000

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EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

Subject to covenants, conditions, easements and restrictions of record and general real estate taxes for the second installment 2020 and subsequent years; matters created by, through or under Grantee;

- Covenants and restrictions contained in deed from Elmore Real Estate Improvement Company, a corporation of Illinois to Sophie Haskins, dated May 14, 1947 and recorded May 15, 1947 as document 14057528, relating to the size, construction, location use and type of buildings to be erected on Land. Note: Said instrument contains no provision for a forfeiture of or reversion of title in case of breach of condition.
- A 10 foot easement over the Land as shown on the Plat of said Subdivision.
- Provisions in Plat of Subdivision recorded as Document No. 13665692 relating to location and construction of wells and waste disposal systems.
- Grant of easement to Northern Illinois Gas Company, its successors and assigns, a perpetual easement for the purpose of laying, maintaining, operating, renewing, replacing and removing gas mains and any necessary gas facilities appurtenant thereto together with the right of access thereto for said purpose in, upon, under, along and across that part of Lot 5 lying between the center line of Kedzie Avenue and a line drawn 50 feet West of and parallel with said road centerline, recorded April 2, 1976 as Document No. 23438042, and the provisions relating thereto.