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PREPARED BY:

John C. Eggert
Hardt, Stern & Kayne, P.C.
2610 Lake Cook Road
Suite 200
Riverwoods, Illinois 60015

Doc#: 2132707315 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 11/23/2021 08:37 AM Pg: 1 of 4

Dec ID 20211101629215

ST/CO Stamp 1-704-688-784 ST Tax \$2,500.00 CO Tax \$1,250.00

(Above Space for Recorder's use only)

SPECIAL WARRANTY DEED

THE GRANTOR, **KMI LEE STREET, LLC**, an Illinois limited liability company, whose address is 3901 S. Gilpin Street, Englewood, Colorado 80113, for good and valuable consideration in hand paid, hereby grants, bargains, sells and conveys to:

GERBER REAL ESTATE, INC., a Delaware corporation,
1745 Ellice Avenue - Unit C1, Winnipeg, MB, Canada, B R3H 1A6("Grantee")

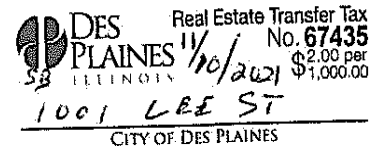
and to Grantee's successors and assigns, forever, all interest in the real estate situated in Cook County, Illinois, as legally described on **Exhibit "A"** attached hereto (the "Property"), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appurtenant thereto, **TO HAVE AND TO HOLD** the Property, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner alienated or encumbered or charged in any way whatsoever, except for and subject to those matters described on **Exhibit "B"** attached hereto and made a part hereof (the "Permitted Exceptions"); and that Grantor does hereby covenant and agree that it shall and will **WARRANT AND FOREVER DEFEND** the Property in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof of interest therein, by, through or under the Grantor, subject only to the Permitted Exceptions.

PIN: 09-20-211-001-0000
09-20-211-004-0000
09-20-211-043-0000
09-20-211-044-0000

Address: 1001 Lee Street, Des Plaines, Illinois 60016



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IN WITNESS WHEREOF, Grantor has executed and delivered this Special Warranty

Deed as of the 10 day of November, 2021.

GRANTOR:

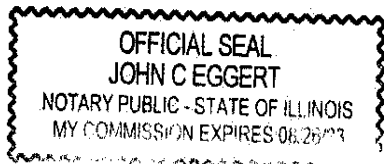
KMI LEE STREET, LLC

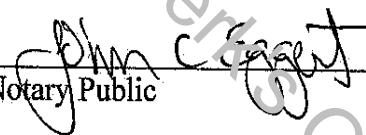
By: 
Kevin Mize, Manager

STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Kevin Mize, the duly designated and acting Manager of KMI LEE STREET, LLC, an Illinois 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 she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of said entity, to the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 10th day of November, 2021.




Notary Public

WHEN RECORDED RETURN TO:

Michael B. Viner
Faegre Drinker Biddle & Reath, LLP
311 S. Wacker Drive – Suite 4300
Chicago, Illinois 60606

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EXHIBIT "A"

Legal Description:

ALL OF LOTS 14 AND 15, AND THAT PART OF LOTS 16 AND 17 IN BLOCK 4 LYING NORTH OF THE FOLLOWING DESCRIBED LINES: COMMENCING AT THE INTERSECTION OF THE WESTERLY EXTENSION OF THE NORTH LINE OF A 16 FOOT WIDE EAST-WEST ALLEY IN SAID BLOCK 4 AND THE NORTHERLY EXTENSION OF THE WEST LINE OF A 16 FOOT WIDE NORTH-SOUTH ALLEY IN SAID BLOCK 4; THENCE SOUTH ALONG LAST SAID WEST LINE, SOUTH 3 DEGREES 20 MINUTES 58 SECONDS EAST, 6.88 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 24 MINUTES 46 SECONDS WEST, 47.47 FEET; THENCE NORTH 72 DEGREES 18 MINUTES 23 SECONDS WEST, 81.71 FEET TO A POINT ON THE WESTERLY LINE OF BLOCK 4, ALSO BEING THE EASTERLY LINE OF LEE STREET, TO A POINT OF TERMINUS, ALL IN BLOCK 4 OF J.C. ROBINSON'S ADDITION TO DESPLAINES, IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 09-20-211-001-0000 (Lot 14)
09-20-211-043-0000 (Lot 15 and part of Lot 16)
09-20-211-044-0000 (part of Lot 16 and part of other property)
09-20-211-004-0000 (Lot 17)

Property Address: 1001 Lee Street
Des Plaines, Illinois 60016

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EXHIBIT "B"

Permitted Exceptions

1. General taxes for 2021 and subsequent years.
2. Adverse encroachment of the fence that traverses the public alley south of and adjoining over and onto the subject land by an undisclosed amount as shown on the plat of survey made by R. H. Granath Surveying Service, P.C. as Job No. CAD 0021-08-014 dated August 6, 2021.
3. Easement for Ingress and Egress as set forth in Declaration of Access Easement dated October 25, 2021 and recorded November 4, 2021 as Document No. 2130817096 by KMI Lee Street, LLC.

Property of Cook County Clerk's Office