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Doc#: 2133521523 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/01/2021 11:37 AM Pg: 1 of 6

PREPARED BY:
Levenfeld Pearlstein, LLC
2 North LaSalle Street, Suite 1300
Chicago, Illinois 60602
Attention: Victoria M. Zhou, Esq.

Dec ID 20211101641755
ST/CO Stamp 0-000-107-152

WHEN RECORDED RETURN TO:
Stocker and O'Neil LLP
3501 N. Southport Avenue, #490
Chicago, Illinois 60657
Attention: John J. Stocker, Esq.

SEND FUTURE TAX BILLS TO:
The Josselyn Center, NFP
1135 Skokie Boulevard
Northbrook, Illinois 60062

(Above Space for Recorder's use only)

AFFIX TRANSFER STAMPS HERE:

SPECIAL WARRANTY DEED

On this 30th day of November, 2021, STEPAN COMPANY, a Delaware corporation ("GRANTOR") whose address is 1101 Skokie Boulevard, Suite 500, Northbrook, Illinois 60062, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS AND SELLS to THE JOSSELYN CENTER, NFP, an Illinois not-for-profit corporation, whose address is 1135 Skokie Boulevard, Northbrook, Illinois 60062, all interest in the real estate legally described on Exhibit A attached hereto, together with all and singular the improvements, hereditaments and appurtenances thereunto of the Grantor,

This is not homestead property.

The Grantor will warrant and defend the real estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth in Exhibit B attached hereto and made a part hereof.

THE PROPERTY CONVEYED HEREBY IS SOLD IN ITS "AS IS", "WHERE IS" CONDITION WITHOUT ANY EXPRESS OR IMPLIED REPRESENTATION OR WARRANTY OF ANY KIND WHATSOEVER, EXCEPT AS SPECIFICALLY PROVIDED ABOVE.

PINs and Common Address(es): See Exhibit A

[Signatures begin on next page]


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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date first set forth above.

GRANTOR:

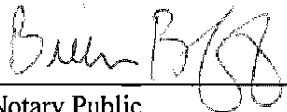
STEPAN COMPANY, a Delaware corporation

By: 
 Name: Luis E. Rojo
 Title: Vice President and CFO

STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

I, Brian Bichkoff, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Luis E. Rojo, the Vice President and CFO of Stepan Company, a Delaware corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

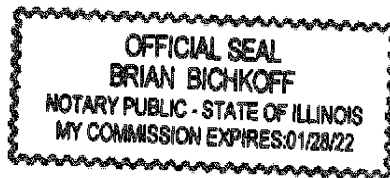
GIVEN under my hand and notarial seal, this 29th day of November, 2021.



 Notary Public

My Commission Expires: 1/28/22

(Seal)



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EXHIBIT A (TO DEED)

LEGAL DESCRIPTION

PARCEL 1:

LOT 1 IN LANE INDUSTRIES SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED APRIL 30, 1999 AS DOCUMENT NO. 99416855, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT PARKING FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN PARKING EASEMENT AGREEMENT RECORDED MAY 14, 1999 AS DOCUMENT NO. 99467466, IN COOK COUNTY, ILLINOIS

Common Address: 1135 Skokie Boulevard, Northbrook, Illinois 60062

PIN: 04-12-300-035-0000

Exempt under provisions of Paragraph B, Section 4,
Real Estate Transfer Tax Act.

11/30/21
Date

[Signature]
Buyer, Seller or Representative

Property of Cook County Clerk's Office

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EXHIBIT B (TO DEED)

PERMITTED EXCEPTIONS

1. Tax for year 2021 and subsequent years, a lien not yet due or payable.
2. Grant from Ben H. Matthews to the Village of Northbrook dated September 4, 1928, recorded December 7, 1944 as document no. 13411056 grant the perpetual right to lay, maintain, operate, repair, and renew a water supply pipe across and under the following described center line: Commencing at a point in the East line of the Northwest 1/4 of the Southwest 1/4 of Section 12 aforesaid which is 20 feet South of the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section; thence West parallel with the North line of the Northwest 1/4 of the Southwest 1/4 of said Section to a point which is 830.1 feet East of West Line of said Section; thence Northwest parallel to center line between the two main tracks of the Chicago and Northwest Railroad Company to a point which is 200 feet South of the North Line of the Southwest 1/4 of the Northwest 1/4 of said Section measured at right angles thereto; thence Northwesterly to a point in the North Line of the Southwest 1/4 of the Northwest 1/4 of said Section which is 107.5 feet East of the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section and to enter upon the property of said grantor lying with 4.5 feet of each side of center line for the purpose of repairing, maintaining, and renewing said water main supply pipe. Also as shown on the plat of subdivision of Lane Industries Subdivision recorded April 30, 1999 as document no. 99416855.
3. Easement to construct, reconstruct, operate, maintain, and remove a communication system consisting of such underground cables, wires, drains and other equipment, together with right of access to same and right to clear trees, roots, bushes, etc., From subsurface as may be necessary for maintenance of said system as created by Grant dated April 1, 1955 and recorded April 12, 1955 as document no. 16201922 and agreements contained therein, along a line commencing at a point in the center of Skokie Highway, 1582 feet south as measured along said center line thereof. Also as shown on the plat of subdivision of Lane Industries subdivision recorded April 30, 1999 as document no. 99416855.
4. Easement in favor of Illinois Bell Telephone Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded as document no. 23889311. Also as shown on the plat of subdivision of Lane industries subdivision recorded April 30, 1999 as document no. 99416855. Affects the Westerly and Southwesterly 5 feet of Lot 1
5. Terms, provisions and limitations of, and easements and rights created and granted by Parking Easement Agreement dated March 17, 1999 and recorded May 14, 1999 as document no. 99467466 by and between Lane Development Limited Partnership and General Binding Corporation for a temporary non-exclusive easement for pedestrian and vehicular ingress, egress, access and parking purposes and, upon completion of "Phase I Parking Lot Improvements" a permanent easement for Pedestrian and vehicular ingress, egress, access and parking purposes. Rights of adjoining owners to the concurrent use of said easements.

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6. Setback lines as shown on the plat of subdivision of Lane Industries Subdivision recorded April 30, 1999 as document no. 99416855, as follows: 30 foot building setback line back from the Easterly Line of Lot 1 (along Edens Expressway); 30 foot yard setback line back from the Westerly and Southwesterly Line of Lot 1 (Along Skokie Valley Highway); 5 foot yard setback line back from the Easterly Line of Lot 1 (along Edens Expressway).
7. 15-foot easement for storm water and drainage as shown on the plat of subdivision recorded as document no. 99416855, affects part of Lot 1. [
8. Terms, provisions and conditions contained in the Landbanking Restrictive Covenant made by General Binding Corporation and Lane Industries, Inc., recorded December 17, 1998 as document no. 08146162.
9. Terms of an Ordinance granting various specified variations and special permits at 1101 Skokie Boulevard (General Binding Corporation/Lane Industries, Inc.) recorded December 17, 1998 as document no. 08146163.
10. Terms, provisions and conditions contained in the Development Agreement for 1101 Skokie Boulevard (General Binding Corporation/Lane Industries, Inc.) recorded December 17, 1998 as document no. 08146161.
11. Terms, conditions and provisions contained in the Village of Northbrook Lawn Sprinkler Application and Permit recorded July 15, 1999 as document no. 99674989.
12. Terms, Conditions and provisions contained in the Village of Northbrook Lawn Sprinkler Application and Permit recorded July 23, 1999 as document no. 99702936.
13. Terms, provisions, and conditions relating to the easement described as Parcel 2 contained in the instrument creating said easement. Rights of the adjoining owner or owners to the concurrent use of said easement. Rights of the adjoining owner or owners to the concurrent use of said easement.
14. Encroachment of the southeast corner a 5 story brick building, over the 30 foot setback line, by an undisclosed amount, as disclosed by the survey prepared by B.H. Suhr & Company, Inc., dated November __, 2021, Order No. 21-210.

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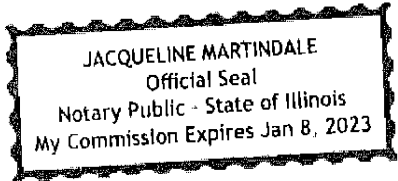
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 11/30/21, _____ Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said _____

this 30 day of November
2021.



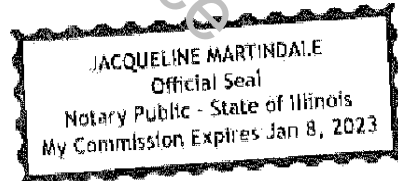
[Signature]
Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 11/30/21, _____ Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said _____

this 30 day of November
2021.



[Signature]
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]