

# UNOFFICIAL COPY



\*2215419053D\*

Doc# 2215419053 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/03/2022 01:32 PM PG: 1 OF 5

Prepared by:  
Mark J. Unterberger  
2345 Waukegan Road  
Bannockburn, Illinois 60015  
and after recording return to:

SEC Harlem Acquisition LLC  
36 S. Washington St., Suite 200  
Hinsdale, Illinois 60521

## SPECIAL WARRANTY DEED

This Special Warranty Deed is made as of June 1, 2022, between H. J. Mohr & Sons Company, an Illinois corporation, having an address of 915 South Maple Avenue, Oak Park, Illinois 60304 ("Grantor"), and SEC Harlem Acquisition LLC, an Illinois limited liability company, having an address of 36 S. Washington Street, Suite 200, Hinsdale, Illinois 60521 ("Grantee").

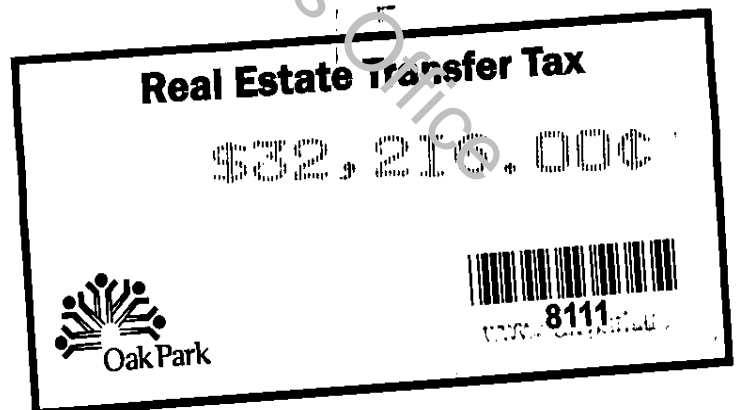
That for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, released, remised, conveyed and confirmed and by these presents does hereby grant, bargain, sell, alien, release, remise, convey and confirm unto Grantee all that tract or parcel of land described on Exhibit A attached hereto and made a part hereof, together with all buildings, structures, improvements and related facilities located thereon, together with all rights, members, easements, rights-of-way and appurtenances in any manner appertaining or belonging to said property (collectively the "Property");

To have and to hold the Property unto Grantee forever in fee simple, subject only to the matters (hereinafter the "Permitted Exceptions") set forth on Exhibit B attached hereto and made a part hereof. Grantor shall warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, except for claims arising under and by virtue of the Permitted Exceptions. "Grantor" and "Grantee" shall include their respective successors and assigns.

In witness whereof, Grantor has executed this Special Warranty Deed as of the day and year first above written.

H. J. Mohr & Sons Company, an Illinois corporation

By: Dolores J. Mohr  
Dolores J. Mohr, President



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## Exhibit A

### Legal Description

LOTS 1 THRU 12, INCLUSIVE, IN BLOCK 2 OF ROBSON WEDDELL'S ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE WEST 694 FEET OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING A PORTION OF THE PROPERTY ACQUIRED BY THE CHICAGO AND SOUTH WESTERN RAILROAD COMPANY (PREDECESSOR IN TITLE TO THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY) BY THE FOLLOWING INSTRUMENTS:

EXCEPT SAID PARCEL TAKEN FOR ROAD DESCRIBED AS FOLLOWS:

THAT PART OF LOT 3 IN BLOCK 2 OF ROBSON WEDDELL'S ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE WEST 694 FEET OF THE WEST ONE HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN. SAID PARCEL DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 89 DEGREES 26 MINUTES 11 SECONDS EAST (ASSUMED) 15.00 FEET ALONG THE NORTHERLY LINE THEREOF; THENCE SOUTH 32 DEGREES 22 MINUTES 38 SECONDS WEST 27.41 FEET TO THE WESTERLY LINE OF SAID LOT, SAID LINE BEING ALSO THE EASTERLY RIGHT OF WAY LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43); THENCE NORTH 00 DEGREES 48 MINUTES 23 SECONDS WEST 23.00 FEET ALONG SAID WESTERLY LINE TO SAID POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 915 S. MAPLE AVENUE, OAK PARK, ILLINOIS 60304

PIN: 16-18-300-003-0000

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## Exhibit B

### Permitted Exceptions

1. Property Taxes for the second installment of tax year 2021 and subsequent years.
2. Existing Leases and tenancies that have been assigned to Grantee.
3. Easement agreement for electric and communication services made by Illinois Bell Telephone Company and Commonwealth Edison recorded March 27, 1992 as Document 92205428.
4. The following encroachments as described on survey dated July 21, 2021 made by Artisan Consulting Engineers, LLC as Project 21062: (A) encroachment of a one-story brick building onto the property adjoining the Land to the West by approximately 0.06 feet; and (B) encroachment of the concrete wall located mainly on the property adjoining the Land to the South by approximately 0.19 feet.
5. Rights of utility companies to maintain overhead wires, manholes, gas and electric meters, catch basins, and water valve vaults as depicted on survey prepared by Gentile and Associates, Inc., Order No. 19-22025, dated January 14, 2020.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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Property of Cook County Clerk's Office

COUNTY: 2,013.50  
ILLINOIS: 4,027.00  
TOTAL: 6,040.50

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16-18-300-003-0000

