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Doc# 2215842004 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/07/2022 09:34 AM PG: 1 OF 6

RECORDING COVER SHEET

FILE NO: 41070350 3/5

Parcels 3 thru 8

GREATER ILLINOIS TITLE

300 E. ROOSEVELT ROAD

WHEATON, IL 60187

TYPE OF DOCUMENT: Special Warranty Deed

RE: 4243 W. Ogden Avenue, Chicago, IL 60623

Property of Cook County Clerk's Office

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SPECIAL WARRANTY DEED

41070350

This instrument was prepared by:

Brotschul Potts LLC
1 Tower Lane
Suite 2060
Oak Brook Terrace, Illinois 60181
Attn: Chris Cirillo

(The Above Space For Recorder's Use Only)

THIS SPECIAL WARRANTY DEED is made and entered into as of this 31 day of May, 2022, by 4340 OGDEN LLC, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois, having an address of 4243 W. Ogden, Chicago, IL 60623, as grantor (the "**Grantor**") in favor of AMERICANO 6162 INC. a(n) Illinois corporation having an address of 6744 26th Street, Berwyn, IL 60402, as Grantee (the "**Grantee**").

KNOW ALL MEN BY THESE PRESENTS that Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby GRANT, REMISE, RELEASE, ALIEN, BARGAIN, SELL and CONVEY unto Grantee (i) all of that certain tract or parcel of land commonly known as 4243 W. Ogden, Chicago, IL 60623 and legally described on **Exhibit A** attached hereto, together with all improvements thereon and rights and appurtenances with respect thereto, and (ii) all of Grantor's right, title and interest in and to all adjoining streets, alleys, private roads, parking areas, curbs, curb cuts, sidewalks, landscaping, signage, sewers and public ways and rights and interests relating thereto (the "**Property**").

This conveyance is made subject to those matters described on **Exhibit B** attached hereto.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's successors and assigns forever; and it is agreed that Grantor and Grantor's successors and assigns are hereby bound to warrant and forever defend, all and singular, the Property, unto Grantee and Grantee's successors and assigns against every person whomsoever claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise.

[EXECUTION PAGE FOLLOWS]

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Exhibit A to Special Warranty Deed

LEGAL DESCRIPTION

PARCEL 3:

LOTS 63 TO 75, BOTH INCLUSIVE, ALSO LOT 76 (EXCEPT THE NORTH 16 FEET THEREOF) ALSO THE VACATED ALLEY EAST OF AND ADJOINING SAID LOTS 66 TO 71, BOTH INCLUSIVE, AND WEST OF AND ADJOINING SAID LOTS 72 TO 75, BOTH INCLUSIVE, AND SAID LOT 76 (EXCEPT THE NORTH 16 FEET THEREOF) AND LYING SOUTH OF A LINE DRAWN FROM A POINT ON THE WEST LINE OF SAID LOT 76, 16 FEET SOUTH OF THE NW CORNER TO THE NE CORNER OF SAID LOT 66 AND ALSO THE WEST 1/2 OF VACATED SOUTH KILDARE AVENUE LYING EAST OF AND ADJOINING ALL OF SAID LOTS 72, 73, 74 AND 75 AND SAID LOT 76 (EXCEPT THE NORTH 16 FEET THEREOF) ALL IN A.G. WEISE'S SUBDIVISION, BEING A SUBDIVISION OF LOT 4 IN THE COUNTY CLERK'S DIVISION OF THAT PART OF THE NE 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD (EXCEPT FROM SAID LOTS 71 AND 72 AND FROM SAID VACATED ALLEY THAT PART LYING SOUTH OF A STRAIGHT LINE EXTENDING FROM A POINT ON THE EAST LINE OF SAID LOT 72, 6 FEET SOUTH OF THE NE CORNER THEREOF TO A POINT ON THE WEST LINE OF SAID LOT 71, 5 FEET NORTH OF THE SW CORNER THEREOF), IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 77 AND 78 IN A.G. WEISE'S SUBDIVISION OF LOT 4 IN COUNTY CLERK'S SUBDIVISION OF PART OF THE NE 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOTS 81, 82 AND 83 IN A.G. WEISE'S SUBDIVISION OF LOT 4 IN COUNTY CLERK'S SUBDIVISION OF PART OF THE NE 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THAT PART OF THE WEST 130 FEET (EXCEPT THE WEST 33 FEET THEREOF TAKEN FOR STREET) OF LOT 3, LYING SOUTH OF THE SOUTH LINE OF OGDEN AVENUE AND NORTH OF A STRIP OF LAND 40 FEET IN WIDTH NORTH OF AND ADJOINING THE RIGHT OF WAY OF CHICAGO, BURLINGTON AND QUINCY RAILROAD, IN COUNTY CLERK'S DIVISION OF THE NE 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

THE EAST 19 FEET OF THE WEST 33 FEET (BEING A PORTION OF VACATED KILDARE AVENUE) OF THAT PART OF LOT 3 IN COUNTY CLERK'S DIVISION AFORESAID LYING SOUTH OF THE SOUTH LINE OF OGDEN AVENUE AND LYING NORTH OF AND ADJOINING THE SOUTH LINE OF THE NORTH 16 FEET OF LOT 76 EXTENDED EAST 66 FEET IN A.G. WEISE'S SUBDIVISION OF LOT 4 IN COUNTY CLERK'S DIVISION, AFORESAID OF THE NE 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

THAT PART OF THE WEST 33 FEET OF LOT 3 (BEING A PORTION OF VACATED KILDARE AVENUE) IN THE COUNTY CLERK'S DIVISION OF THE NE 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF THE NORTH 16 FEET OF LOT 76 IN A.G. WEISE'S SUBDIVISION EXTENDED EAST 66 FEET, IN SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CKA: 4243 W. Ogden, Chicago, IL 60623
Ave.

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16-27-208-033-0000; 16-27-208-012-0000; 16-27-208-013-0000 (PARCEL 3); 16-27-208-026-0000 (PARCEL 4); 16-27-208-021-0000; 16-27-~~2~~022-0000; 16-27-208-023-0000 (PARCEL 5); 16-27-209-001-0000 (PARCELS 6, 7, and 8);

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208

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

Property of Cook County Clerk's Office

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Exhibit B to Special Warranty Deed

Permitted Exceptions

1. Taxes not yet due and payable.
2. Leaseback to Grantor.
3. UNRECORDED UTILITY EASEMENTS AS SHOWN ON MAPS 476-C CONDITION AND CABLE AND OVERHEAD AS DISCLOSED BY LETTER FROM THE COMMONWEALTH EDISON COMPANY DATED JUNE 11, 1987.
4. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW) CONTAINED IN THE DOCUMENT RECORDED NOVEMBER 1, 1976 AS NO. 23694491, RELATING TO CONSTRUCTION OF A CONCRETE RETAINING WALL.
5. RESERVATION OF ALL COAL, OIL, GAS, CASINGHEAD GAS AND ALL ORES AND MINERALS OF EVERY KIND AND NATURE UNDERLYING THE SURFACE OF THE LAND, TOGETHER WITH THE FULL RIGHT, PRIVILEGE AND LICENSE AT ANY AND ALL TIMES TO DRILL FOR AND TO PROTECT, CONSERVE, MINE, TAKE, REMOVE AND MARKET ANY AND ALL SUCH PRODUCTS IN ANY MANNER WHICH WILL NOT DAMAGE STRUCTURES ON THE SURFACE OF THE PREMISES, AS RESERVED IN DEED FROM BURLINGTON NORTHERN, INC., RECORDED NOVEMBER 1, 1976 AS DOCUMENT NO. 23694491. (AFFECTS PARCEL 8)
6. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR POLES, LINES, CONDUIT AND INCIDENTAL PURPOSES, RECORDED AS DOCUMENT NO. 15529910. (AFFECTS PARCEL 3)
7. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR POLES, LINES, CONDUIT AND INCIDENTAL PURPOSES, RECORDED AS DOCUMENT NO. 15529911. (AFFECTS PARCEL 3)
8. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR POLES, LINES, CONDUIT AND INCIDENTAL PURPOSES, RECORDED AS DOCUMENT NO. 15872988. (AFFECTS PARCELS 6 AND 7)
9. TERMS, PROVISIONS AND CONDITIONS AS CONTAINED IN THE NO FURTHER REMEDIATION LETTER DATED JANUARY 15, 2021 AND ATTACHED TO THE LEAKING UNDERGROUND STORAGE TANK ENVIRONMENTAL NOTICE ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND RECORDED MARCH 30, 2021 AS DOCUMENT NO. 2108916012.
10. TERMS, PROVISIONS AND CONDITIONS AS CONTAINED IN THE NO FURTHER REMEDIATION LETTER DATED JUNE 28, 2021 AND ATTACHED TO THE LEAKING UNDERGROUND STORAGE TANK ENVIRONMENTAL NOTICE ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND RECORDED JULY 21, 2021 AS DOCUMENT NO. 2120257000.