

UNOFFICIAL COPY

Prepared by:

Gozdecki, Del Giudice, Americus,
Farkas & Brocato LLP
1 East Wacker Drive, Suite 1700
Chicago, Illinois 60601
Attn: James F. Russ, Jr.

After recording mail to:

Dennis W. Winkler, P.C.
1699 East Woodfield Road
Suite 400
Schaumburg, Illinois 60173

Send subsequent tax bills to:

Altierra Development Group, LLC - 901
106 South Oak Park Avenue, Suite 205
Oak Park, Illinois 60302.



Doc# 2215819036 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/07/2022 01:38 PM PG: 1 OF 4

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of June 1, 2022, between OAK PARK II LAND, LLC, a Delaware limited liability company ("Grantor"), having an address of 680 North Lake Shore Drive, Suite 1900, Chicago, Illinois 60611, and ALTIERRA DEVELOPMENT GROUP, LLC - 901, an Illinois series limited liability company ("Grantee"), having an address of 106 South Oak Park Avenue, Suite 205, Oak Park, Illinois 60302.

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does GRANT, BARGAIN AND SELL unto Grantee, and to its successors and assigns, forever, the following described Real Estate (the "Premises") situated in the County of Cook, the State of Illinois, known and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Premises, with the appurtenances, unto Grantee, its successors and assigns forever.

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns that it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the Premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, but no other, subject to those matters set forth in Exhibit B attached hereto and made a part hereof.

[signature page follows]

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IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

GRANTOR:

OAK PARK II LAND, LLC,
a Delaware limited liability company

By: Wirtz, Haynie & Ehrat Realty Corporation,
an Illinois corporation, Manager

By: [Signature]
Name: James English
Its: CFO

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

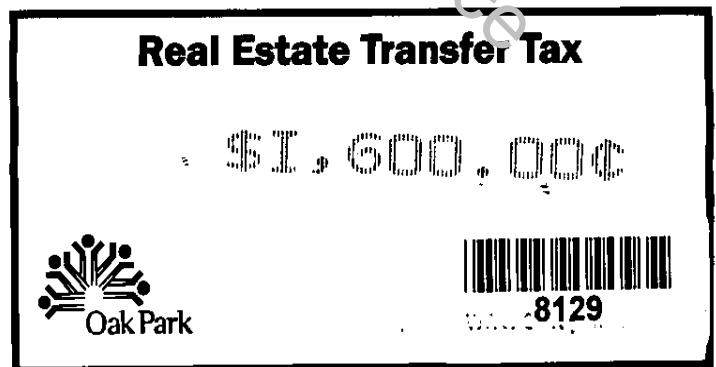
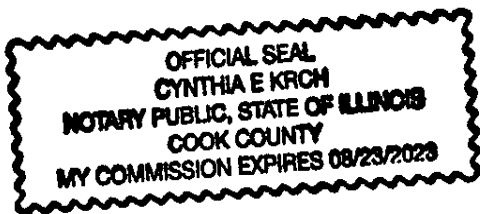
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that James English, personally known to me to be the CFO of Wirtz, Haynie & Ehrat Realty Corporation, Manager of Oak Park II Land, LLC personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24 day of May, 2022.

[Signature]
Notary Public

My Commission Expires: 8/23/2023

SEAL



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EXHIBIT A

LEGAL DESCRIPTION

LOT 35 (EXCEPT WEST 10 FEET AND SOUTH 3 1/2 FEET) OF J. HULBERTS AND OTHERS
RESUBDIVISION OF LOTS 1 TO 11 IN GEORGE W. SCOVILLES SUBDIVISION IN THE SOUTH WEST
1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.

PIN: 16-07-304-008-0000

Commonly known as 901 South Boulevard, Oak Park, Illinois 60302



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EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes not yet due and payable.
2. Zoning laws and ordinances.
3. Acts done by Grantee.
4. Parking Lot Sublease Agreement dated December 6, 2021 with the Village of Oak Park.
5. Survey prepared by United Survey Service, LLC, dated February 3, 2020 last revised April 29, 2022, under Job No. 2020-27328, shows the following:
 - (a) Encroachment of the iron fence located mainly on the land onto the property north and adjoining by approximately 0.07 feet and onto the property east and adjoining by approximately 0.19 feet to 0.34 feet.
 - (b) Encroachment of the wood fence located on the property south and adjoining onto the land by approximately 1.12 feet and encroachment of the wood fence located on the property west and adjoining onto the land by approximately 0.55 feet.

REAL ESTATE TRANSFER TAX		07-Jun-2022	
	COUNTY:	100.00	
	ILLINOIS:	200.00	
	TOTAL:	300.00	
16-07-304-008-0000	20220501625065	2-076-336-208	

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