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Karen A. Yarbrough
Cook County Clerk
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Dec ID 20221001656775
ST/CO Stamp 1-180-618-320 ST Tax \$6,466.00 CO Tax \$3,233.00
City Stamp 1-473-957-456 City Tax: \$67,893.00

THIS INSTRUMENT WAS PREPARED
BY:

Robert Silverman
Equis Law Group
2901 Butterfield Road
Oak Brook, IL 60523

AFTER RECORDING RETURN TO:

2012 CALEXICO INVESTMENTS, LLC,
a California limited liability company
2481 Cilantro Glen
Escondido, CA 92029

SPECIAL WARRANTY DEED

Illinois

THIS INDENTURE, made as of the 27 day of July, 2021, by **SNYDER PROPERTIES I, LLC, a Delaware limited liability company**, having an address of 33228 West 12 Mile Road, Number 320, Farmington Hills, MI 48334 (the "**Grantor**"), to and in favor of **2012 CALEXICO INVESTMENT, LLC, a California limited liability company**, having an address of 2481 Cilantro Glen, Escondido, CA 92029 (the "**Grantee**").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents do REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described in **Exhibit A** attached hereto and by this reference made a part hereof, together with all and singular the improvements, 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 the Grantor, either in law or equity, of, in and to the above described premises, with the improvements, hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for themselves and their successors, do covenant, promise and agree, to and with the Grantee, its successors and assigns, that they have not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or

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Exhibit A to Special Warranty Deed

Legal Description

The land referred to in this commitment is described as follows: County of Cook, State of Illinois:

THAT PART OF LOTS 37 THROUGH 44, BOTH INCLUSIVE IN BLOCK A IN WALKER'S RESUBDIVISION OF BLOCKS A, B AND D IN THE RESUBDIVISION OF BLOCKS A, B, C, D, E, F, I, K, L, M, N, O, Q, R, S, T, U AND V WITH LOTS 1 TO 10 INCLUSIVE AND 17 TO 24 INCLUSIVE IN BLOCK G; LOTS 1 TO 17 INCLUSIVE AND LOTS 24 TO 32 BOTH INCLUSIVE IN BLOCK H IN MORGAN PARK WASHINGTON HEIGHTS, IN THE WEST 1/2 OF THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP OF SAID WALKER'S RESUBDIVISION RECORDED MARCH 16, 1888 AS DOCUMENT NO. 932920, IN BOOK 29 OF PLATS, PAGE 8, (EXCEPTING THEREFROM THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, FOR THE USE OF THE DEPARTMENT OF TRANSPORTATION RECORDED AS DOCUMENT NO. 22587777) AND ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 44 BEING ALSO ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH WESTERN AVENUE; THENCE EASTERLY ON THE NORTH LINE OF SAID LOT 44, A DISTANCE OF 200.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 44; THENCE SOUTHERLY ON THE EAST LINE OF SAID LOTS 44 TO 37 BOTH INCLUSIVE, A DISTANCE OF 386.00 FEET TO A POINT 14.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 37; THENCE WESTERLY THROUGH AN ANGLE OF 96 DEGREES 27 MINUTES 26 SECONDS AS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 40.25 FEET TO A POINT 18.50 FEET NORTHERLY OF THE SOUTH LINE OF SAID LOT 37; AS MEASURED PARALLEL WITH THE EAST LINE OF SAID LOT 37; THENCE NORTHEASTERLY THROUGH AN ANGLE OF 116 DEGREES 53 MINUTES 44 SECONDS AS MEASURED CLOCKWISE, A DISTANCE OF 43.65 FEET TO A POINT 16.00 FEET WESTERLY AS MEASURED AT RIGHT ANGLES TO THE EASTERLY LINE OF SAID LOT 38; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID LOTS 38 TO 44, BOTH INCLUSIVE, A DISTANCE OF 270.54 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE CONVEX TO THE NORTHEAST WITH A RADIUS OF 34.50 FEET, AN ARC LENGTH OF 54.16 FEET TO A POINT OF TANGENCY AND 40.00 FEET SOUTHERLY AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 44, THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID LOT 44, A DISTANCE OF 149.40 FEET TO A POINT ON THE WEST LINE OF SAID LOT 44, SAID POINT BEING ALSO ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH WESTERN AVENUE; THENCE NORTHERLY ON THE EAST RIGHT-OF-WAY LINE OF SOUTH WESTERN AVENUE, BEING ALSO ON THE WEST LINE OF SAID LOT 44, A DISTANCE OF 40.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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Exhibit B to Deed

Permitted Exceptions

1. General taxes for the years 2nd installment 2021, 2022 and subsequent years which are not yet due or payable.
2. Environmental Disclosure Documents for Transfer of Real Property Recorded March 15, 1999 as Document No.99248106. (Affects Lots 37, 38 and 39).
3. Leaking Underground Storage Tank Environmental Notice recorded January 29, 2001 as Document No.0010076116 and re-recorded February 16, 2001 as Document No. 0010129978. (Affects Lots 37, 38 and 39).
4. Letter from the Illinois Environmental Protection Agency regarding no further remediation 11. dated January 29, 2004 and recorded February 11, 2004 as Document No.0404218112.
5. Terms, provision and conditions contained in Lease by and between Western-119th, LLC, lessor and Walgreen Co., lessee, dated February 26, 2002 as disclosed by Memorandum of Lease recorded July 30, 2003 as Document No. 0321110009.
6. Covenants, conditions and restrictions contained in deed recorded March 15, 1999 as Document No. 99248105 and the terms and provisions contained therein. (Affects Lots 37, 38 and 39).

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