

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS  
PREPARED BY:

KOVITZ SHIFRIN NESBIT  
175 N. Archer Avenue  
Mundelein, Illinois 60060

Doc#: 2410602368 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/15/2024 3:16 PM Pg: 1 of 6

Dec ID 20240401673574

ST/Co Stamp 1-300-856-368 ST Tax \$81.50 CO Tax \$40.75

FOR RECORDER'S USE ONLY

lot 1  
**FIRST AMERICAN TITLE**  
FILE # AF1301421

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 12 day of April, 2024 by Andrzej Biernat, a single person ("Grantor"), having an address of **1726 N Drury Lane, Arlington Heights, IL 60004** to Landings Lane DP LLC, an Illinois limited liability company ("Grantee"), having an address of 357 W. Chicago Avenue, Ste 100, Chicago, IL 60654.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the City of Des Plaines, County of Cook, State of Illinois legally described on "Exhibit A" attached hereto (hereinafter referred to as the "Premises"):

Common street address: **9396 Landings Lane, Unit 505, Des Plaines, IL 60016**  
Parcel Identification Number (PIN): **09-15-307-114-1026**

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 the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, 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 the Title Exceptions: covenants set forth in "Exhibit B" attached hereto.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

This is not homestead property.

City not located in the corporate limits of  
the City of Des Plaines, Deed or Instrument  
not subject to transfer tax.

  
City of Des Plaines

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Grantor:

*AB*

Andrzej Biernat

STATE OF IL )  
COUNTY OF Frank ) SS.

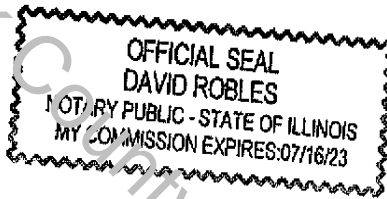
I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Andrzej Biernat**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 30 day of Oct, 2021.

*David Robles*

NOTARY PUBLIC

My commission expires: \_\_\_\_\_



Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

UNIT NO. 505 OF THE LANDINGS CONDOMINIUM PARCEL NO. 7 CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND (HEREINAFTER REFERRED TO AS "PARCEL"): THE WEST 127.00 FEET OF THE EAST 628.19 FEET OF THE SOUTH 122.00 FEET OF THE NORTH 256.08 FEET OF THAT PART LYING SOUTH OF A LINE DRAWN AT RIGHT ANGLES TO THE MOST EASTERLY LINE, THROUGH A POINT ON SAID MOST EASTERLY LINE, 70.69 FEET SOUTHERLY, AS MEASURED ALONG SAID MOST EASTERLY LINE AND SAID LINE EXTENDED NORTHERLY OF THE CENTER LINE OF BALLARD ROAD, ALL BEING OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT, TOWIT: THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF BALLARD ROAD AND WEST OF A LINE FROM A POINT ON THE SOUTH LINE OF SECTION 15, 22.50 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, 26.99 FEET EAST OF THE NORTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 AND SAID LINE EXTENDED NORTH TO THE CENTER LINE OF BALLARD ROAD IN THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER (EXCEPTING FROM SAID ABOVE DESCRIBED TRACT, THE NORTH 33.00 FEET, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF AND EXCEPT THE WEST 33.00 FEET, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACT AND EXCEPT THE SOUTH 150.00 FEET OF THE NORTH 183.00 FEET OF THE EAST 150.00 FEET OF THE WEST 183.00 FEET, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE AND THE WEST LINE OF SAID TRACT AND EXCEPTING FROM SAID TRACT THAT PART THEREOF FALLING WITHIN THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SAID LAST DESCRIBED EXCEPTION BEING CONSTRUED AS DELETING ALSO FROM SAID TRACT THAT PART OF LOT 6 IN GOETTSCHKE'S SUBDIVISION OF PART OF THE SOUTH HALF OF SAID SECTION 15 FALLING WITHIN SAID LAST DESCRIBED EXCEPTION AND ALSO EXCEPTING FROM THE ABOVE DESCRIBED TRACT THAT PART THEREOF LYING SOUTH OF A LINE DESCRIBED AS: BEGINNING AT A POINT ON THE WEST LINE OF SAID TRACT, SAID WEST LINE BEING THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 15 AND SAID POINT OF BEGINNING, BEING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, AS MEASURED ALONG SAID WEST LINE 613.25 FEET FROM SAID CENTER LINE OF BALLARD ROAD; THENCE NORTH 55 DEGREES 00 MINUTES 00 SECONDS EAST 239.60 FEET; THENCE NORTH 73 DEGREES 00 MINUTES 00 SECONDS EAST 130.00 FEET; THENCE SOUTH 66 DEGREES 00 MINUTES 00 SECONDS EAST 225.00 FEET; THENCE SOUTH 88 DEGREES 00 MINUTES 00 SECONDS 160.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT 553.02 FEET SOUTHERLY, AS MEASURED ALONG SAID EASTERLY LINE OF SAID CENTER LINE OF BALLARD ROAD, SAID EASTERLY LINE OF TRACT BEING AGAIN IDENTIFIED AS BEING AFOREDESCRIBED LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID SECTION 15, 22.50 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST HALF OF

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THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 AND EXTENDING THROUGH SAID POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER, 26.99 FEET EAST OF THE NORTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15 TO THE CENTER LINE OF SAID BALLARD ROAD), WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 30, 1974 AS DOCUMENT 22862487, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY:

PIN: 09-15-307-114-1023

ADDRESS OF REAL ESTATE: 9396 Landings Lane, Unit 505, Des Plaines, IL 60016

MAIL AFTER RECORDING TO:

Chad Poznansky  
130 E. Randolph Street  
Suite 3900  
Chicago, IL 60601

MAIL TAX BILLS TO:

Landings Lane DP LLC  
357 W. Chicago Avenue  
Ste 100  
Chicago, IL 60654

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## EXHIBIT B

### TITLE EXCEPTIONS

1. GENERAL REAL ESTATE TAXES FOR 2<sup>ND</sup> INSTALLMENT 2023 AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE;
2. PROCEEDING PENDING IN A HOUSING CASE IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, CASE NO. 2019-M1-400388, BY COOK COUNTY VS. 9396 LANDINGS HOMEOWNERS ASSOCIATION, ET AL.
3. TERMS AND PROVISIONS THEREIN CONTAINED IN THE RULING ORDER MOTION TO MODIFY LEASE RESTRICTION RECORDED JUNE 13, 2023 AS DOCUMENT NUMBER 2316415012.
4. PROVISIONS, CONDITIONS, COVENANTS, RESTRICTIONS, OPTIONS, ASSESSMENTS, AND EASEMENTS AS CREATED BY THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 30, 1974 AS DOCUMENT 22862487 AND ANY AMENDMENTS THERETO;
5. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NO. 22053833 AND AS AMENDED BY DOCUMENT NO. 2223522034 (AMENDMENT AFFECTS BUILDING A-H, K-N, R AND S UNITS; DOES NOT AFFECT THE PREMISES), AND THE TERMS AND PROVISIONS CONTAINED THEREIN.
6. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.
7. RIGHTS OF THE INTERESTED PARTIES TO THE FREE AND UNOBSTRUCTED ROW OF THE WATERS OF THE STREAM WHICH MAY ROW ON OR THROUGH THE LAND.
8. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.
9. GRANT OF EASEMENT TO COMCAST OF ILLINOIS XI, LLC FOR BROADBAND COMMUNICATIONS SYSTEM RECORDED AS DOCUMENT NO. 1808844073, AND THE TERMS AND CONDITIONS CONTAINED THEREIN;
10. SANITARY SEWAGE COLLECTION COMPONENTS AND WATER TRANSMISSION MAINS AND COMPONENTS BILL OF SALE RECORDED APRIL 21, 1976 AS DOCUMENT NO. 23458455, AND THE TERMS AND CONDITIONS CONTAINED THEREIN; AND

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11. GRANT OF EASEMENT TO METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO FOR STORMWATER MANAGEMENT RECORDED AS DOCUMENT NO. 1815616109, AND THE TERMS AND CONDITIONS CONTAINED THEREIN.

Property of Cook County Clerk's Office