

This transaction is exempt under
35 ILCS 200/31-45 (b)

WARRANTY DEED

The Grantor, SWC 156th LLC, an Illinois limited liability company for the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, hereby CONVEYS and WARRANTS to the Grantee, VILLAGE OF ORLAND PARK, a municipal corporation, 14700 S. Ravinia Avenue, Orland Park, IL, the real estate situated in Cook County, Illinois legally described as follows:

Parcel 1:

Lots 5 and 6 in the Final Plat of Subdivision of LaGrange Retail Development, being part of the Southeast Quarter of Section 16, Township 36 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded February 15, 2018, as Document Number 1804629086, in Cook County, Illinois.

Parcel 2:

Driveway, parking and drainage easement rights for the benefit of Parcel 1 as created in the Final Plat of Subdivision of LaGrange Retail Development, being part of the Southeast Quarter of Section 16, Township 36 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded February 15, 2018, as Document Number 1804629086, in Cook County, Illinois.

Commonly known as: 15610 S. LaGrange Road, Orland Park, Illinois 60462

Permanent Tax Numbers:

27-16-401-004-0000 (includes subject property and other property)

27-16-401-005-0000 (includes subject property and other property)

27-16-401-008-0000 (includes subject property and other property)

27-16-401-011-0000 (includes subject property and other property)

This conveyance is subject to: (a) covenants, conditions, and restrictions of record, provided the same do not render the real estate unsuitable for the purposes for which it is being conveyed; (b) terms of the Annexation Agreement recorded October 4, 2017 as Document No. 1727715157; (c)



general taxes not yet due and payable and the matters set forth in Exhibit A, attached hereto collectively the "Permitted Exceptions."

Dated: November , 2018

SWC 156th LLC,
an Illinois limited liability company

By: _____
Joseph T. Bochenski, Manager

STATE OF ILLINOIS)
)SS.
COUNTY OF WILL)

I, the undersigned, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Joseph T. Bochenski, personally known to me to be the Manager of SWC 156th LLC and the same person whose name is subscribed to the foregoing Warranty Deed, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this ____ day of November, 2018.

Notary Public

After recording return to: E. Kenneth Friker
Klein Thorpe & Jenkins, Ltd.
15010 S. Ravinia Ave. – Suite 10
Orland Park, IL 60462

Prepared By: Murray J. Lewison
Johnson and Colmar
2201 Waukegan Rd. – Suite 260
Bannockburn, IL 60015

EXHIBIT A

PERMITTED EXCEPTIONS

1. Rights of Way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
2. Rights of adjoining and contiguous owners to have maintained the uninterrupted flow of the waters of any stream which may flow on or through the land.
3. Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, dedicated for road purposes by instrument dated August 16, 1927 and recorded August 20, 1928 as document 10123562.
4. Easement for Right of Way for Electric Power Transmission or Communication Facilities dated May 13, 1975 and recorded August 8, 1975 as document 23180549 by The Secretary of the Army to Illinois Bell Telephone Company granting an easement for a period not to exceed 50 years from date hereof for a right-of-way for an underground telephone line to serve the Orland Park Civil Defense Organization, and the terms, provisions and conditions contained therein.
5. Right of way easement acquired by Declaration of Taking filed June 25, 1965 in the United States District Court for the Northern District of Illinois, Case No. 65-C-1080.
6. Easement for public road dated April 25, 2014 and recorded May 28, 2014 as document 1414846041 made by The Secretary of the Army, grantor, to People of the State of Illinois Department of Transportation, grantee, granting an easement for public road located on Orland Park United States Army Reserve Center, Village of Orland Park, and the terms, provisions and conditions contained therein.
7. Temporary Easement for Public Road dated April 25, 2014 and recorded May 29, 2014 as document 1414908117 made by The Secretary of the Army, granter, to People of the State of Illinois Department of Transportation, grantee, granting a temporary construction easement for public road for a period of five (5) years from date of execution, and the terms, provisions and conditions contained therein.
8. Easement agreement dated September 8, 1978 and recorded October 16, 1978 as document 24673067 made by and between Ontario Equipment Inc., An Illinois Corporation and the Village of Orland Park, a municipal corporation granting a 20 foot wide easement upon and through a certain portion of the Land, for the purpose of construction, installation, maintenance, relocation, renewal and removal of a 12 inch Armco truss sanitary sewer system for the purpose of providing sanitary sewer service.
9. Covenants, Conditions and Restrictions contained in deed from United States of America to Olympia Acquisitions, LLC recorded August 23, 2016 as document 1623619009.

10. Notice of requirements for storm water detention made by Edbro, Inc. Sanitary Service Connection recorded January 8, 1980 as document 25310957.
11. Plat of Dedication for the Extension of 156th Street Dedicated to the Village of Orland Park, recorded July 21, 2009 as document 0920245102, affecting the North and Northeasterly portions of the Land.
12. Temporary construction easement in favor of the Village of Orland Park, recorded July 21, 2009 as document 0920245103, affecting North and Northeasterly portions of the land.
13. Environmental No Further Remediation Letter, SWC 156th LLC, Remediation Applicant, signifying a release from further responsibilities under the act, as the site does not constitute a threat to human health and the environment, recorded September 27, 2017 as Document No. 1727029008.
14. Annexation and Development Agreement, dated August 21, 2017 and made by and between the Village of Orland Park and SWC 156th LLC, Owner, recorded October 4, 2017 as Document No. 1727715157.
15. Easement for municipal utility and the easement provisions and grantees as set forth on the Final Plat of Subdivision LaGrange Retail Development recorded as Document Number 1804629086.
16. Easement for drainage and the easement provisions and grantees as set forth on the Final Plat of Subdivision LaGrange Retail Development recorded as Document Number 1804629086 for the benefit of Lots 1 through 4 and Lot 6.
17. Easement for drainage and the easement provisions and grantees as set forth on the Final Plat of Subdivision LaGrange Retail Development recorded as Document Number 1804629086 for the benefit of Lots 1 through 5.
18. Plat of Easement recorded April 9, 2018 as document 1809945057, and the terms and conditions contained therein.
19. Terms, provisions, and conditions relating to the easement described as Parcel 2 contained in the instrument creating said easement.
20. AT&T easement hereby granted per the plat of easement recorded June 15, 2018 as Document Number 1816634048.
21. Terms and conditions contained in Notice of Watershed Management Permit Requirements and Obligations of Perpetual Maintenance & Operation recorded September 19, 2018 as Document Number 1826244021.

STATEMENT OF GRANTOR/GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

SWC 156th LLC

Dated November , 2018

Signature: _____
Grantor, Joseph T. Bochenski, Manager

Subscribed and sworn to before
me this _____ day of November, 2018.

Notary Public

The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Village of Orland Park

Dated November , 2017

Signature: _____
Grantee or Agent

Subscribed and sworn to before
me this _____ day of November, 2018.

Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or AB) to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.