

# UNOFFICIAL COPY



**PREPARED BY:**

Law Offices of David R. Schlueter, Ltd.  
401 W. Irving Park Road  
Itasca, IL 60143

Doc#: 1508641003 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/27/2015 09:50 AM Pg: 1 of 3

**MAIL TAX BILL TO:**

Cognine, LLC, an Illinois limited liability company  
1202 Twin Oaks St.  
Bensenville, IL 60106

**MAIL RECORDED DEED TO:**

Cognine, LLC, an Illinois limited liability company  
1202 Twin Oaks St.  
Bensenville, IL 60106

140406300344

Property of Cook County, Illinois

## WARRANTY DEED - LLC TO LLC (Illinois)

1/5

THE GRANTOR(S), 501-519 S. Consumers Ave., LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Member(s) of said Limited Liability Company, party of the first part, CONVEYS and WARRANT(S) to Cognine, LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the second part, the following described Real Estate, situated in the County of COOK, in the State of Illinois, to wit:

Parcel 1: The North 23.5 feet of that part of the Southeast 1/4 of Section 24, Township 42 North, Range 10, East of the Third Principal Meridian, described as follows: Beginning at a point on a line drawn 1484.34 feet West of and parallel with the East line of said Southeast 1/4, which point is a distance of 803.38 feet South of the North line of said Southeast 1/4; thence South along said parallel line, a distance of 1140.93 feet to a point which is a distance of 439.57 feet North of the intersection of said parallel line with the Northerly right of way line of Northwest Highway (by Document No. 11113034); thence West perpendicular to the last described parallel line, a distance of 231.40 feet to the East line of Consumers Avenue, as shown on the Plat of Dedication recorded December 30, 1963 as Document No. 19010004; thence North along the East line of said Consumers Avenue, a distance of 1140.59 feet to the intersection of said line with a line drawn a distance of 803.38 feet South of and parallel with the North line of said Southeast 1/4; thence East along said parallel line, a distance of 231.40 feet to the point of beginning, all in Cook County, Illinois.

Parcel 2: The East 338 feet of the South 402 feet, as measured along the East line of that part of the Southeast 1/4 of Section 24, Township 42 North, Range 10, East of the Third Principal Meridian, described as follows: Beginning at a point on the North line of the Southeast 1/4 of said Section 24, which point is a distance of 1484.34 feet West of the Northeast corner of said Southeast 1/4; thence West along the North line of said Southeast 1/4, a distance of 813.4 feet; thence South along a line drawn parallel with the East line of said Southeast 1/4, a distance of 803.38 feet; thence East along a line drawn parallel with the North line of said Southeast 1/4, a distance of 522.0 feet to the West line of Consumers Avenue, as shown on the Plat of Dedication recorded December 30, 1963 as Document No. 19010004; thence North along the West line of said Consumers Avenue, a distance of 30.0 feet to the North line of said Consumers Avenue; thence East long the North line of said Consumers Avenue, a distance of 60 feet to the East line of said Consumers Avenue; thence South along the East line of said Consumers Avenue, a distance of 30 feet; thence East along a line drawn parallel with the North line of said Southeast 1/4, a distance of 231.4 feet to the intersection of said line with a line drawn 1484.34 feet West of and parallel with the East line of said Southeast 1/4; thence North along said parallel line, a distance of 803.38 feet to the place of beginning (except that part taken for Consumers Avenue), in Cook County, Illinois.

Permanent Tax Number: 02-24-400-016-0000 & -019-0000  
Commonly known as: 501-519 S. Consumers Ave., Palatine, IL 60074

Subject, however, to the general taxes for the year of 2014 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Authorized Member or Manager this 4<sup>th</sup> day of MARCH, 2015.

501-519 S. Consumers Ave., LLC, an Illinois limited liability company

By *Mark Hattfield*  
Mark Hattfield, Authorized Member or Manager

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, Mark Hattfield personally known to me to be the Authorized Member or Manager of 501-519 S. Consumers Ave., LLC, an Illinois limited liability company, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Authorized Member or Manager, he/she signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Authorized Member or Manager, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 4<sup>th</sup> day of MARCH, 2015



*David R. Schlueter*  
Notary Public

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

Exempt under the provisions of paragraph \_\_\_\_\_

### REAL ESTATE TRANSFER TAX

25-Mar-2015



COUNTY:	300.00
ILLINOIS:	600.00
TOTAL:	900.00

02-24-400-016-0000 | 20150301667950 | 0-669-675-904

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF Cook )

Mark Hattfield, Manager of Consumers LLC

being duly sworn on oath, states that he/she

owns 501-519 Consumers Ave  
Palatine IL 60074

and that the attached deed or lease is not in violation of the Illinois Plat Act for one of the following reasons (CIRCLE NUMBER BELOW THAT IS APPLICABLE TO ATTACHED DEED OR LEASE):

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
2. The division of lots or blocks of less than 1 acre in any recorded subdivision, which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access.
5. The conveyance of land owned by a railroad or other public utility, which does not involve any new streets or easements of access.
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 7 parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor, provided that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

Affiant further states that he/she makes this affidavit for the purpose of inducing the Recorder of Cook County, Illinois, to accept the attached deed for recording.

Mark Hattfield  
 Signature of Affiant

Subscribed and sworn to before me this

3 day of March, 2015  
 Day Month Year  
Sheila M Cotton  
 Notary Public

