

# UNOFFICIAL COPY

## DEED

Concession Services, Inc., a Delaware corporation, whose address is 1723 S. Michigan Avenue, Chicago, Illinois 60610 (the "Grantor"), for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, GRANTS, BARGAINS, SELLS AND CONVEYS to B&D 128th LLC, an Illinois limited liability company, whose address is 7247 S. South Chicago Avenue, Chicago, Illinois 60619 ("Grantee"), all of Grantor's interest in the following described Real Estate situated in the County of Cook, State of Illinois, legally described as set forth on Exhibit A hereto, together with all improvements located therein, various site improvements, fixtures, easements, alleys, rights-of-way and appurtenances pertaining thereto. This conveyance is subject to the following matters set out and as listed on Exhibit B attached hereto and made a part hereof (collectively, the "Permitted Exceptions"). Grantor does covenant with Grantee that, subject to the Permitted Exceptions, the Property is free from all encumbrances made or suffered by Grantor and that Grantor will warrant and defend the same to the Grantee and its successors and assigns forever against the lawful claims and demands of all persons claiming by, through or under Grantor.



Doc#: 1513216063 Fee: \$46.00  
 RHSP Fee: \$9.00 RPRF Fee: \$1.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 05/12/2015 03:30 PM Pg: 1 of 5

RECORDER'S STAMP

Dated this 5<sup>th</sup> day of May, 2015.

Concession Services, Inc.,  
 a Delaware corporation

By:   
 Name: Phillip Leonian  
 Its: President

1474

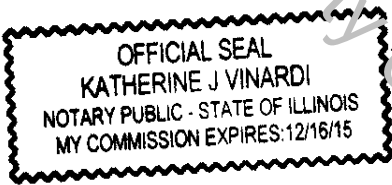
P775-1211

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STATE OF ILLINOIS     )  
   )  
 COUNTY OF COOK        )     SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Phillip Leonian personally known to me to be the President of Grantor appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the said instrument as President of Grantor as her/his free voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5<sup>th</sup> day of May, 2015.



*Katherine J. Vinardi*  
 \_\_\_\_\_  
 NOTARY PUBLIC

This instrument was prepared by:

Michael D. Miselman, Esq.  
 Seyfarth Shaw LLP  
 131 S. Dearborn Street, Suite 2400  
 Chicago, Illinois 60603.

Send future real estate tax bills and after recording return instrument to:

B&D 128th LLC  
 7247 S. Chicago Avenue  
 Chicago, Illinois 60619

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## EXHIBIT A


### Legal Description

THAT PARCEL OF LOT 1 IN BCR SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 1 AND 66.0 FEET WEST OF THE EAST LINE OF SAID LOT 1. THENCE SOUTH ALONG A LINE WHICH IS 66.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 1 FOR A DISTANCE OF 551.0 FEET TO A POINT ON THE NORTH LINE OF WEST 128TH PLACE; THENCE WEST ALONG THE NORTH LINE OF WEST 128TH PLACE FOR A DISTANCE OF 573.34 FEET; SAID LINE BEING 551.0 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1; THENCE NORTH ALONG A LINE WHICH IS 26.0 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 1 FOR A DISTANCE OF 335.03 FEET SAID POINT BEING THE SOUTH LINE OF WEST 127TH PLACE AS EXTENDED EASTERLY; THENCE EAST ALONG SAID SOUTH LINE OF WEST 127TH PLACE AS EXTENDED EASTERLY FOR A DISTANCE OF 14.0 FEET; THENCE NORTH ALONG THE EAST LINE OF SOUTH KOSTNER AVENUE AS DEDICATED FOR A DISTANCE OF 216.0 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE EAST LONG THE NORTH LINE OF SAID LOT 1 FOR A DISTANCE OF 558.71 FEET MORE OR LESS TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ADDRESS: 4360 W. 128th Place, Alsip, Illinois 60803

PIN: 24-34-200-012-0000

VILLAGE TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	<b>VILLAGE OF ALSIP</b>	# 0000001273	<b>REAL ESTATE TRANSFER TAX</b>
	MAY -6.15		0252000
			FP326706

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## EXHIBIT B

### Permitted Exceptions

1. GENERAL REAL ESTATE TAXES WHICH ARE A LIEN BUT WHICH ARE NOT YET DUE AND PAYABLE.
2. EASEMENT FOR THE PURPOSE OF CONSTRUCTION, OPERATION AND MAINTENANCE OF ELECTRIC TRANSMISSION LINES AND THE APPURTENANCES THERETO AND FOR THE TRANSACTION OF UTILITY BUSINESS IN CONNECTION THEREWITH AS CREATED BY DECREE ENTERED ON DECEMBER 14, 1959 IN CASE 59C5481 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS ENTITLED THE COMMONWEALTH EDISON COMPANY, CORPORATION OF ILLINOIS AGAINST ARTHUR J. BROWN AND OTHERS AND AS SHOWN ON PLAT OF SUBDIVISION RECORDED SEPTEMBER 12, 1988 AS DOCUMENT 88415365 IN, OVER, ON, ALONG, ACROSS AND THROUGH THE WIDTH OF THE LAND DESCRIBED AS FOLLOWS: A STRIP OF LAND 175 FEET IN WIDTH IN THE WEST 1/2 OF EAST 1/2 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART THEREOF CONVEYED BY WARRANTY DEED FROM ARTHUR J. BROWN AND FRIEDA G. BROWN, HIS WIFE TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION DATED DECEMBER 28, 1956 AND RECORDED MARCH 11, 1957 AS DOCUMENT 16845493 AND BY WARRANTY DEED DATED MARCH 11, 1957 AND RECORDED MARCH 29, 1957 AS DOCUMENT 16862711), BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 34, WHICH IS 482.54 FEET EAST OF THE NORTHWEST CORNER OF SAID EAST 1/2; THENCE SOUTH ALONG A LINE, 482.54 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID EAST 1/2, A DISTANCE OF 2165.38 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 720 FEET TO A POINT, WHICH IS 161.4 FEET EAST OF THE WEST LINE OF SOUTHEAST 1/4 OF SAID SECTION 34 AND 150 FEET SOUTH OF THE NORTH LINE OF THE SAID SOUTHEAST 1/4 OF SAID SECTION 34; THENCE SOUTH ALONG THE LINE PARALLEL WITH AND 161.4 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 250 FEET TO A POINT ON A LINE, WHICH IS 400 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE EAST ALONG A LINE 400 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 175 FEET; THENCE NORTH ALONG A LINE, 336.4 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 209.49 FEET; THENCE NORTHEASTERLY, A DISTANCE OF 720 FEET TO A POINT, WHICH IS 657.45 FEET EAST OF WEST LINE OF SAID EAST 1/2 AND 2206.05 FEET SOUTH OF THE NORTH LINE OF SAID EAST 1/2; THENCE NORTH ALONG A LINE, 657.54 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID EAST 1/2, A DISTANCE OF 2206.05 FEET TO A POINT ON THE NORTH LINE OF SAID EAST 1/2, WHICH IS 175 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG THE NORTH LINE OF SAID EAST 1/2, A DISTANCE OF 175 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		12-May-2015
	COUNTY:	360.00
	ILLINOIS:	720.00
	TOTAL:	1,080.00
24-34-200-012-0000   20150401677190		0-199-642-496