

# UNOFFICIAL COPY

10810

THIS INSTRUMENT WAS  
PREPARED BY AND AFTER  
RECORDING SHOULD BE  
RETURNED TO:

Daniel J. Parmeter Jr., Esq.  
Mika Meyers PLC  
900 Monroe Avenue, NW  
Grand Rapids, MI 49503

15-260511



Doc#: 1518144040 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/30/2015 12:13 PM Pg: 1 of 5

NORTH AMERICAN  
TITLE COMPANY

FOR RE...

## WARRANTY DEED

Chicago Truck Holdings, LLC, an Illinois limited liability company, whose address 1325 West Thompson Road, Indianapolis, IN 46217 ("Grantor"), for and inconsideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and warrants to Preferred Holdings of Alsip, LLC, a Michigan limited liability company, whose address is 8800 Byron Commerce Dr. SW, Byron Center, MI 49315 ("Grantee"), the real property located in Township of Worth, County of Cook, State of Illinois, and legally described attached as Exhibit A ("Property Description"),

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Together with all beneficial, rights, easements, exceptions and hereditaments.

Subject only to the encumbrances set forth on attached Exhibit B (the "Permitted Encumbrances").

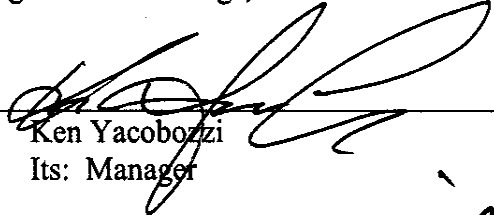
Commonly known as: 5300 West Plattner Drive, Alsip, IL 60803

PIN: 24-28-400-054-0000, and  
24-28-300-006-0000

Dated: June 26, 2015

Chicago Truck Holdings, LLC

By:

  
Ken Yacobozzi  
Its: Manager

# UNOFFICIAL COPY

STATE OF ILLINOIS)

) ss.

COUNTY OF COOK)

*Duplicate*

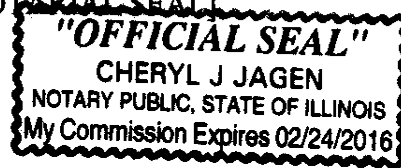
I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Ken Yacobozzi, as Manager of Chicago Truck Holdings, LLC, an Indiana limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his or her own free and voluntary act and as the free and voluntary act of said entity for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 26 day of June, 2015.

Notary Public

My Commission Expires: 2/24/2016


[AFFIX NOTARIAL SEAL]



Send subsequent tax bills to:  
Preferred Holdings of Alsip, LLC  
8800 Byron Commerce Dr SW  
Byron Center, MI 49315

VILLAGE TAX

**VILLAGE OF ALSIP**




JUN. 26. 15

REAL ESTATE TRANSACTION TAX DEPARTMENT # 0000024260 # 0000001316

REAL ESTATE TRANSFER TAX
1820000
FP326709

RECORDS SECTION # 4 LABEL

STATE OF ILLINOIS



JUN. 30. 15

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE


# 0000024260

REAL ESTATE TRANSFER TAX
0520000
FP 103037

COUNTY TAX

**COOK COUNTY**

REAL ESTATE TRANSACTION TAX



JUN. 30. 15

REVENUE STAMP

# 0000024203

REAL ESTATE TRANSFER TAX
0260000
FP 103042

# UNOFFICIAL COPY

## EXHIBIT A

### Property Description

#### Parcel 1:

Lot 1 in Jan's Subdivision recorded January 30, 1981, as Document No. 25757372, being a subdivision of part of the Southwest 1/4 Section 28, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

#### Parcel 2:

That part of the Southwest Quarter of Section 28, Township 37 North, Range 13, East of the Third Principal Meridian, bounded and described as follows: Commencing at the point of intersection of the East line of the Southwest Quarter of said Section 28 and the Northerly right-of-way line of the Chicago Sanitary District property; thence Northwesterly on the last described line a distance of 1749.87 feet to the Point of Beginning of the hereinafter described parcel of land; thence continuing Northwesterly on said Northerly right-of-way line of the Chicago Sanitary District property a distance of 500.13 feet to the Easterly line of Marina Drive; thence Northeasterly perpendicular to the last described line of the Easterly line of Marina Drive to the Southerly line of Plattner Drive; thence Easterly along the Southerly line of Plattner Drive to a point on the West line of Lot 1, said point being 28.40 feet South of the Northwesterly corner of Lot 1 in Jan's Subdivision being a subdivision of part of the Southwest Quarter of said Section 28, as per Plat thereof recorded January 30, 1981 as Document No. 25757372; thence Southwesterly along the Westerly line of said Lot 1, to the Point of Beginning, in Cook County, Illinois.

PIN: 24-28-400-054-0000

PIN: 24-28-300-006-0000

# UNOFFICIAL COPY

## EXHIBIT B

### Permitted Encumbrances

1. Security interest of Chemical Bank in and to certain described equipment, fixtures, chattels, inventory, accounts etc. on the land as disclosed by Landlord Agreement by and among Chemical Bank, lender, Chicago Truck Holdings, LLC, landlord, and M&K Quality Truck Sales of Alsip, LLC, tenant, recorded November 21, 2012 as Document No. 1232644005, together with the terms and provisions of said agreement.
2. Covenants, conditions and restrictions contained in Deed to Badger Building Corporation recorded July 23, 1956 with the Cook County Illinois Register of Deeds as Document No. 19536485.
3. A 10-foot utility easement along the Northwesterly and Southeasterly lot lines as shown on the Plat of Jan's Subdivision recorded with the Cook County Illinois Register of Deeds as Document No. 25757372, and the easement provisions and grantees therein contained.
4. A 30-foot utility easement along the Southwesterly lot line as shown on the Plat of Jan's Subdivision recorded with the Cook County Illinois Register of Deeds as Document No. 25757372, and the easement provisions and grantees therein contained.
5. A 20-foot utility easement along the Southerly 20 feet of the Northeasterly 60 feet of the Southeasterly 90 feet of Lot 1 as shown on the Plat of Jan's Subdivision recorded with the Cook County Illinois Register of Deeds as Document No. 25757372, and the easement provisions and grantees therein contained.
6. A 40-foot easement for ingress and egress and utilities along the Northerly property line, contained in the Easement recorded with the Cook County Illinois Register of Deeds as Document No. 26931570 and as shown on the Plat of Jan's Subdivision recorded with the Cook County Illinois Register of Deeds as Document No. 25757372, and the easement provisions and grantees therein contained.
7. Plat of easement for utilities recorded April 11, 1988 with the Cook County Illinois Register of Deeds as Document No. 88149890, and the provisions therein contained.
8. Easement in favor of public utilities, their respective successors and assigns, contained in the Grant recorded with the Cook County Illinois Register of Deeds as Document No. 87462005, and the provisions therein contained.
9. Unrecorded easement in favor of Commonwealth Edison Company, its successors and assigns, as disclosed by the Grant recorded August 20, 1987 with the Cook County Illinois Register of Deeds as Document No. 87462005, and the provisions therein contained.
10. Rights of the Public, the Municipality and the State of Illinois in and to that part of the land taken or used for road purposes as disclosed by Plats of Dedication recorded with the Cook County Illinois Register of Deeds as Document Nos. 85346031 and 90287104.

# UNOFFICIAL COPY

11. The following matters shown on the Survey made by Professional Land Surveying, Inc. dated April 11, 2015 and designated Job No. 1510559:
  - a. Encroachment of sign and concrete curb onto the public utility easement shown on the Plat of Subdivision along the Northwesterly line of, Parcel 1;
  - b. Encroachment of the fence onto the Ingress and Egress easement along the Northeasterly line of Parcel 1;
  - c. Encroachment of the fence onto the utility easement shown on the Plat of Subdivision and Document No. 88149890 along the Southwesterly line of Parcels 1 and 2.
12. Second installment general real estate taxes for 2014 for which a credit is to be given at closing and subsequent year's general and special tax assessments that are not yet due or payable.
13. Ordinance by the Village of Alsip establishing an Enterprise Zone and boundaries thereof, a copy of which was recorded with the Cook County Illinois Register of Deeds as Document No. 86020022, and the provisions contained therein.
14. Rights of way for drainage ditches, titles, feeders and laterals, if any.
15. All existing easements and conditions of record indicated on the Survey dated April 11, 2015 prepared by Jeffrey R. Pankow of Professional Land Surveying, Inc. and listed as Job No. 1510559.
16. Lease Agreement dated June 29, 2015 between Preferred Holdings of Alsip, LLC and M&K Quality Truck Sales of Alsip, LLC.
17. Matters arising from acts done by or suffered through Grantee.