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**DEED BY LIMITED
LIABILITY COMPANY**



Doc#: 1533419008 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/30/2015 09:16 AM Pg: 1 of 4

011-1580893337448L-Bye

Premier Land Investments, 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 the sum of (\$10.00) TEN DOLLARS, in hand paid, and pursuant to authority given by the duly appointed and acting manager of said limited liability company, as well as by the authority of the Illinois Limited Liability Company Act, 805 ILCS 180/1, *et seq.*, and the limited liability company's Operating Agreement dated June 11, 2004, does hereby Grant, Sell, Bargain and Convey to CA Acquisition, LLC, d/b/a Chicago Aerosol, an Illinois limited liability company pursuant to the said power and authority referred to above, as well as every other power and authority thereunto enabling, the following described real estate situated in Cook County, Illinois, commonly known as 8455S. 77th Ave., Bridgeview, IL 60455, legally described as:

Legal Description attached as Exhibit A

Subject to the Permitted Exceptions as follows:

- (1) Year 2015 and subsequent years General Real Estate Taxes not yet due or payable.
- (2) A lease with certain terms, covenants, conditions and provisions set forth herein, dated November 24, 2015, CA Acquisition, LLC d/b/a Chicago Aerosol, and Illinois limited liability company, lessor, Premier Delivery, Inc., d/b/a Premier Warehousing, Inc., lessee, recorded on as Document No. beginning November 24, 2015 and ending March 31, 2017.

And all rights thereunder of, and all acts done or suffered thereunder by, said Lessee or by any party claiming by, through or under said Lessee.

- (3) Grant of easement recorded October 11, 1977 as document 24142905 made by Harris Trust and Savings Bank, as trustee under trust agreement dated May 12, 1967 and known as trust number 32716 to the Commonwealth Edison Company, granting an easement to construct, operate, maintain, renew, relocate and remove, from time to time wires, cables, conduits, manholes and other facilities used in connection with underground transmission and distribution of electricity, together with right of access to the same and the right, from time to time, to trim or remove trees bushes and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the grant herein given. (Affects the east 10 feet of Parcel 1)

ATT-Box 334

CCRD REVIEWER

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- (4) Encroachment of chain link fence located mainly on the land south and adjoining onto the property in question by approximately 0.49 foot north as disclosed by Survey prepared by Preferred Survey, Inc. and dated November 9, 2015 as number 15110124
- (5) Abandoned spur track located along the east and southeast corner of the land as disclosed by survey prepared by Preferred Survey, Inc. and dated November 9, 2015 as number 15110124
- (6) A 10 foot easement along the east line of the property for a drainage ditch (Standing water) as disclosed by and shown on a survey prepared by Preferred Survey, Inc. and dated November 9, 2015 as number 15110124
- (7) Rights if any of public and quasi-public utilities in the land as disclosed by Survey prepared by Preferred Survey, Inc. and dated November 9, 2015 related to: overhead transmission wires, manholes, utility poles, catch basins
- (8) Easement in favor of Commonwealth Edison Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the Grant recorded/filed April 11, 1995 as document no. 95241862, affecting the south 10 feet of the land.
- (9) Terms, provisions, and conditions relating to the easement described as Parcel 2 contained in the instrument creating said easement. Rights of the adjoining owner or owners to the concurrent use of said easement.

PERMANENT INDEX NUMBER: 18-36-306-005-0000



ADDRESS OF REAL ESTATE: 8455S. 77th Ave., Bridgeview, IL 60455

Dated this 24 day of NOV., 2015

Premier Land Investments, LLC

By: 

Robert Stillwell, Manager

REAL ESTATE TRANSFER TAX		25-Nov-2015
	COUNTY:	1,500.00
	ILLINOIS:	3,000.00
	TOTAL:	4,500.00

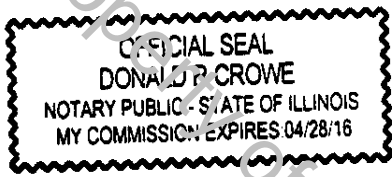
18-36-306-005-0000 | 20151101646865 | 0-888-723-520

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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Robert Stillwell, Manager of Premier Land Investments, LLC, an Illinois Limited Liability Company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 24 day of November, 2015.



Donald P. Crowe

NOTARY PUBLIC

My Commission expires _____

This instrument was prepared by: Donald P. Crowe, Mahoney Crowe & Goldrick, P.C., 77 W. Washington Ave., Suite 1515, Chicago, IL 60602

MAIL TO:

Martin S. Korey
Stone Pogrud & Korey LLC
1 East Wacker Drive, Suite 2610
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:

CA Acquisition, LLC d/b/a Chicago Aerosol
8407 S. 77th Ave.
Bridgeview, IL 60455
Attn: Walter J. Bransen

Proprietor of Cook County Clerk's Office

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EXHIBIT "A"

Legal Description

PARCEL 1: THAT PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 1391.0 FEET NORTH OF THE SOUTH LINE OF SECTION 36; THENCE EAST ALONG A LINE PERPENDICULAR TO LAST DESCRIBED COURSE 33 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ALSO THE NORTHWEST CORNER OF PROPERTY CONVEYED TO ELIZABETH J. OLSON BY DEED RECORDED DECEMBER 10, 1965 AS DOCUMENT 19680315; THENCE NORTH ALONG A LINE 33.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, 400.0 FEET; THENCE EAST ALONG A LINE PERPENDICULAR TO LAST DESCRIBED COURSE TO THE WEST RIGHT OF WAY OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY 400.0 FEET TO THE NORTHEAST CORNER OF SAID LANDS CONVEYED TO ELIZABETH J. OLSON; THENCE WEST ALONG THE NORTH LINE OF SAID LANDS TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. ALSO

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEED FROM INDIANA HARBOR BELT RAILROAD COMPANY, A CORPORATION OF INDIANA, TO ROBERT K. WOLF DATED MAY 12, 1967 AND RECORDED JULY 20, 1967 AS DOCUMENT 20203651 FOR INGRESS AND EGRESS OVER THAT PART OF THE WEST 33 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF 83RD STREET AND NORTH OF THE NORTH LINE OF 87TH STREET, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office