

AFF # 1502851
1 of 1

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Doc#: 1603257061 Fee: \$58.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/01/2016 11:35 AM Pg: 1 of 6

Dec ID 20160101662710
ST/CO Stamp 0-413-700-672 ST Tax \$525.00 CO Tax \$262.50

WARRANTY DEED
Statutory (Illinois)
(LLC to LLC)

THE GRANTOR(S) **KEDVALE PROPERTIES, LLC**, a limited liability company organized and existing under and by virtue of the laws of the State of Illinois having its principle office at the following address 12355 South Kedvale, Alsip, Illinois 60803 for and in consideration of Ten (\$10.00) DOLLARS, and other good and valuable considerations in hand paid.

CONVEY AND WARRANTS to **ASL Properties, LLC**, a limited liability company organized and existing under and by virtue of the laws of the State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

See Exhibit "A" attached hereto and made a part hereof

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

SUBJECT TO: Specific special exceptions described in Exhibit "B"; and general Taxes for 2015 and subsequent years.

Permanent Index Number(s): 24-27-411001-0000 and 24-27-410-002-0000 and 24-27-410-014-0000 and 24-27-410-017-0000

Property Address: 12340 and 12355 S. Kedvale Avenue, Alsip, Illinois 60803

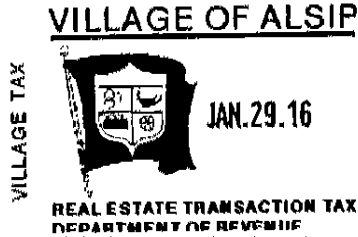
In Witness Whereof, said Grantor has caused its corporate seals to be hereto affixed, and has caused its name to be signed to these presents by its Manager Partner, and attested by the same, this 9th day of December, 2015.

KEDVALE PROPERTIES, LLC,
an Illinois Limited Liability Company

By: 
Majid Amorajabi, its Manager

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STATE OF CALIFORNIA)
COUNTY OF Los Angeles) ss



# 0000001522	REAL ESTATE TRANSFER TAX
	0122500
	FP326706

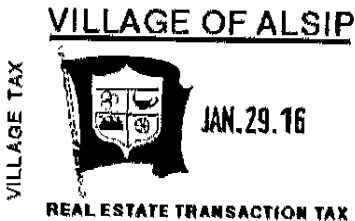
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT MAJID AMORAJABI personally known to me to be the same person whose name is subscribed to the foregoing instrument, and did appear before me this day in person and severally acknowledged that as such Manager, he signed and delivered the said instrument and caused the seal of said Limited Liability Company to be affixed thereto, pursuant to the authority given by the Operating Agreement and Resolutions of said Limited Liability Company as his free and voluntary act, 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 9th day of December, 2015.

SEE ATTACHED ACKNOWLEDGEMENT

Notary Public

My Commission expires on October 21, 2018



# 0000001521	REAL ESTATE TRANSFER TAX
	0061250
	FP326706

This instrument was prepared by: Lucas & Apostolopoulos, Ltd., 881 W. Lake Street, Addison, IL 60101

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Harold B. Oakley, Esq.

ASL Properties, LLC

525 Jersey

535 MAINE STREET, 2ND FLOOR, SUITE 6

Quincy, Illinois 62301

QUINCY, IL 62301

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CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT (CALIFORNIA CIVIL CODE § 1189)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

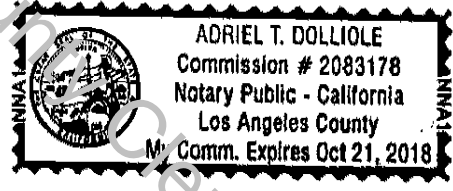
STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

On Dec. 9, 2015 before me, Adriel T. Dolliole, Notary Public
(Date) (Here Insert Name and Title of the Officer)

personally appeared Majid Arany Amorajabi
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~s~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Adriel T. Dolliole
Signature of Notary Public



(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document
Title or Type of Document: Warranty Deed Document Date: Dec. 9, 2015
Number of Pages: 1 Signer(s) Other Than Named Above: NONE
Additional Information: RE: 12340 S. Kedvale Ave., Alsip, IL 60803
12355 S. Kedvale Ave., Alsip, IL 60803

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Exhibit B **Permitted Exceptions**

1. Property taxes and special assessments which are not yet due and payable as of the date hereof.
2. Matters disclosed by ALTA/ACSM Land Title Surveys of the Properties dated January 25, 2016 prepared by Nekola Survey, Inc. (Job No's: 16-01-0001 and 16-01-0012).
3. Acts done or suffered to be done by Grantee or its affiliates or anyone claiming by, through or under Grantee or its affiliates.
4. Municipal and zoning ordinances and State and/or Federal statutes and regulations.

Property of Cook County Clerk's Office

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Address Given: 12340 and 12355 S. Kedvale Ave.
Alsip, IL 60803

Property Tax No(s): 24-27-411-001-0000, 24-27-410-002-0000, 24-27-410-014-0000, 24-27-410-017-0000

Legal Description:

PARCEL 1:

THE NORTH 28.19 FEET OF LOT 10, LOT 11, AND LOT 12 (EXCEPT THE NORTH 158.73 FEET THEREOF), ALL AS MEASURED ALONG THE WEST PROPERTY LINES OF LOT 10, 11 AND 12, IN LOMBARD'S RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOTS 8 TO 10 IN THE FIRST ADDITION TO ALSIP INDUSTRIAL HIGHLANDS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1 ALSO DESCRIBED AS FOLLOWS:

THAT PART OF LOTS 10, 11 AND 12 IN LOMBARD'S RESUBDIVISION, BEING A RESUBDIVISION OF PARTS OF LOTS 8, 9 AND 10 IN FIRST ADDITION TO ALSIP INDUSTRIAL HIGHLANDS, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED SEPTEMBER 27, 1968, AS DOCUMENT NUMBER 20629207, MORE PARTICULARLY DESCRIBED AS FOLLOWS:



COMMENCING AT THE NORTHWEST CORNER OF AFOREMENTIONED LOT 12; THENCE SOUTH 02 DEGREES 03 MINUTES 04 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 12, 158.73 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 88 DEGREES 13 MINUTES 05 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID LOT 12, 150.50 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF KEDVALE AVENUE; THENCE SOUTH 02 DEGREES 02 MINUTES 03 SECONDS EAST, ALONG THE WEST LINE OF KEDVALE AVENUE ALSO BEING THE EAST LINE OF AFOREMENTIONED LOTS 10, 11 AND 12, 200.00 FEET; THENCE SOUTH 88 DEGREES 13 MINUTES 05 SECONDS WEST, ALONG A LINE BEING 28.19 FEET SOUTH OF (AS MEASURED ALONG THE WEST LINE OF LOT 10) AND PARALLEL TO THE NORTH LINE OF SAID LOT 10, 150.44 FEET TO THE WEST LINE OF LOT 10; THENCE NORTH 02 DEGREES 03 MINUTES 04 SECONDS WEST, ALONG THE WEST LINE OF SAID LOTS 10, 11 AND 12, 200.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 1 IN LOMBARD'S RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOTS 8, 9 AND 10 IN FIRST ADDITION TO ALSIP INDUSTRIAL HIGHLANDS, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	01-Feb-2016
	
COUNTY:	262.50
ILLINOIS:	525.00
TOTAL:	787.50
24-27-410-002-0000 20160101662710 0-413-700-672	