

UNOFFICIAL COPY

Upon recording return to:

Speedway LLC
c/o Real Estate Department,
539 South Main Street,
Findlay, Ohio 45840



Doc#: 1614119161 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/20/2016 04:29 PM Pg: 1 of 5

SPECIAL WARRANTY DEED

THE GRANTOR, CalPark Outlots, LLC, a Delaware limited liability company, having a mailing address of 1 Trans Am Plaza Drive, Suite 120, Oakbrook Terrace, Illinois 60181, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, CONVEYS and WARRANTS to Speedway LLC, a Delaware limited liability company, having a mailing address of c/o Real Estate Department, 539 South Main Street, Findlay, Ohio 45840, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

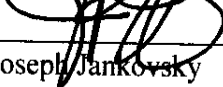
Permanent Real Estate Index Number(s): 25-30-201-001-0000; 25-30-201-002-0000; 25-30-201-003-0000; 25-30-201-004-0000; 25-30-201-005-0000; 25-30-201-006-0000; 25-30-201-007-0000; 25-30-201-008-0000; 25-30-201-009-0000; 25-30-201-010-0000; 25-30-202-001-0000; 25-30-202-002-0000; 25-30-202-003-0000; 25-30-202-004-0000; 25-30-202-005-0000; 25-30-202-006-0000; 25-30-202-007-0000; 25-30-202-008-0000; 25-30-202-011-0000; 25-30-202-016-0000; 25-30-202-017-0000; 25-30-202-018-0000; 25-30-202-019-0000; 25-30-202-024-0000; 25-30-202-025-0000; 25-30-202-026-0000.

Address of Real Estate: Outlots 3 & 4 SWC 119th & Page Avenue, Calumet Park, IL 60827

subject to the matters listed on Exhibit "B", attached hereto and incorporated herein.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Authorized Member, this 20 day of April, 2016.

CalPark Outlots, LLC, a Delaware limited liability company

By: 
Name: Joseph Jankovsky
Title: Manager
Date: 4/26/16

This Instrument was prepared by Charles J. Mack, Wolin & Rosen, Ltd., 55 West Monroe Street, Suite 3600, Chicago, Illinois 60603.

FIDELITY NATIONAL TITLE

999012255

1 of 2



UNOFFICIAL COPY

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 Joseph Jankovsky, personally known to me to be an manager of CalPark Outlots, LLC, a Delaware limited liability company, and personally known to me to be the same person whose name is subscribed to within the Document, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act and deed of said CalPark Outlots, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal this 26th day of April, 2016.



Notary Public

[COOK COUNTY PROPERTY – NOTARIAL RECORD REQUIRED.]

REAL ESTATE TRANSFER TAX		25-May-2016	
	COUNTY:	412.50	
	ILLINOIS:	885.00	
	TOTAL:	1,327.50	

25-30-201-001-0000 | 20160401694686 | 1-674-418-496



Real Estate Transfer Tax
\$500.00

Calumet Park

Real Estate Transfer Tax
\$25.00

Calumet Park

Real Estate Transfer Tax
\$500.00

Calumet Park

Real Estate Transfer Tax
\$100.00

Calumet Park

Real Estate Transfer Tax
\$500.00

Calumet Park

Real Estate Transfer Tax
\$500.00

Calumet Park

Real Estate Transfer Tax
\$500.00

Calumet Park

Real Estate Transfer Tax
\$500.00

Calumet Park

Real Estate Transfer Tax
\$500.00

Calumet Park

Real Estate Transfer Tax
\$500.00

Calumet Park

Real Estate Transfer Tax
\$300.00

Calumet Park

UNOFFICIAL COPY

Send subsequent tax bills to: Speedway LLC, c/o Real Estate Department, 539 South Main Street, Findlay, Ohio 45840

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

LOTS 1 THROUGH 10 BOTH INCLUSIVE, IN BLOCK 5 IN BUTTERFIELDS SUBDIVISION OF LOTS 1, 2, 3 AND 6 IN KRUEGER'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1 THROUGH 10, BOTH INCLUSIVE, AND LOTS 19 THROUGH 22, BOTH INCLUSIVE, IN BRICKMAKER'S SUBDIVISION OF BLOCK 4 IN BUTTERFIELD'S SUBDIVISION OF LOTS 1, 2, 3, AND 6 OF KRUEGER'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS:

25-30-201-001-0000
25-30-201-002-0000
25-30-201-003-0000
25-30-201-004-0000
25-30-201-005-0000
25-30-201-006-0000
25-30-201-007-0000
25-30-201-008-0000
25-30-201-009-0000
25-30-201-010-0000
25-30-202-001-0000
25-30-202-002-0000
25-30-202-003-0000
25-30-202-004-0000
25-30-202-005-0000
25-30-202-006-0000
25-30-202-007-0000
25-30-202-008-0000
25-30-202-011-0000
25-30-202-016-0000
25-30-202-017-0000
25-30-202-018-0000
25-30-202-019-0000
25-30-202-024-0000
25-30-202-025-0000
25-30-202-026-0000

UNOFFICIAL COPY

EXHIBIT "B"

20. UNRECORDED PUBLIC UTILITY EASEMENT AS DISCLOSED BY SURVEY MADE BY COMPASS LAND SURVEYING, LTD., DIPCITING OVERHEAD WIRES TRANVERSING NORTHERLY PORTIONS OF LOT 1. (AFFECTS PARCEL 1)
21. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO NORTH AND NORTHERLY PORTIONS OF LOT 1, TAKEN OR USED FOR THE INTERSECTION OF WOOD STREET AND 119TH STREET, AS DISCLOSED BY SURVEY MADE BY COMPASS LAND SURVEYING, LTD., DATED DECEMBER 8, 2006. ROAD PURPOSES. (AFFECTS PARCEL 1)
22. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE LAND ONTO THE PUBLIC RIGHT OF WAY EAST AND ADJOINING BY APPROXIMATELY 0.8 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 14.0016-03, PREPARED BY COMPASS SURVEYING LTD., DATED APRIL 29, 2014 AND LAST REVISED MAY 6, 2014.
23. ENCROACHMENT OF THE OVERHAND LOCATIED MAINLY ON THE PROPERTY SOUTH AND ADJOINING AND ONTO THE LAND BY APPROXIMATELY 1.45 FEET TO 1.91 FEET, AS SHOWN ON THE PLAT OF SURVEY NUMBER 14.0016-03 PREPARED BY COMPASS SURVEYING LTD., DATED APRIL 29, 2014 AND LAST REVISED MAY 6, 2014.
24. ENCROACHMENT OF THE CONCRETE BARRIER MAINLY ON THE LAND ONTO THE PUBLIC RIGHT OF WAY EAST AND ADJOINING BY AN UNDISCLOSED AMOUNT AND ONTO THE PROPERTY WEST AND ADJOINING BY AN UNDISCLOSED AMOUNT, AS SHOWN ON PLAT OF SURVEY NUMBER 14.0016.3 PREPARED BY COMPASS SURVLYING LTD., DATED APRIL 29, 2014 AND LAST REVISED MAY 6, 2014.
25. UNRECORDED PUBLIC UTILITIES EASEMENT AS DISCLOSED BY SURVEY MADE BY COMPASS LAND SURVEYING, LTD., DIPCITING OVERHEAD WIRES TRAVERSING NORTHERLY PORTIONS OF LOTS 1. (AFFECTS PARCEL 1)
26. RIGHTS OF WAY FOR RAILROAD SWITCH AND SPUR TRACKS, IF ANY

Real Estate taxes for 2015 and thereafter