



Doc# 1706749244 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/08/2017 03:17 PM PG: 1 OF 5

2016-01128-PT 104

Above Space for Recorder's use only

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that FSC Investments, Ltd., an Illinois limited partnership (hereinafter, "Grantor"), with an address of 2045 Janice Avenue, Melrose Park, Illinois 60160, 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 TEN and NO/100 DOLLARS, and other good and valuable consideration in hand paid, SELLS and CONVEYS to DCG Group LLC, an Illinois limited liability company, whose address is 2045 Janice Avenue, Melrose Park, Illinois 60160 (hereinafter, "Grantee"), the following described real estate situated in the County of DuPage and State of Illinois, to wit:

PREMIER TITLE

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF, together with all improvements located thereon (the "Property")

TO HAVE AND TO HOLD the Property aforesaid, together with all and singular the rights, easements, privileges, appurtenances and immunities belonging or in any way pertaining thereto, to Grantees, their successors and assigns, forever; and Grantor shall warrant and defend the title to the Property granted herein to Grantees, their successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but not otherwise.

SUBJECT TO: General real estate taxes and assessments for the year 2016 2nd installment and all subsequent years, not yet due and payable; and all covenants, conditions and restrictions of record listed on Exhibit B.

Permanent Index Number: 12-32-401-033-0000
Property Address: 2045 Janice Avenue, Melrose Park, Illinois 60160

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 7th day of March, 2017.

FSC Investments, Ltd., an Illinois limited partnership

By: Robert William Carqueville, G.P.
Robert William Carqueville, General Partner

UNOFFICIAL COPY

State of Illinois §
County of ~~Cook~~ ^{DePage} §

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Robert William Carqueville, personally known to me to be the General Partner of FSC Investments, Ltd., an Illinois limited partnership, and 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 severally acknowledged that as such General Partner, he signed and delivered the said instrument pursuant to authority given by the Limited Partners of said limited partnership, as his free and voluntary act, and as the free and voluntary act and deed of said limited partnership, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3 day of March, 2017.

Edgaras Valecka
NOTARY PUBLIC
My commission expires 6-7-2020

This instrument was prepared by:

Shirley Farrell
Shirley Farrell Law, LLC
621 North Park Road
LaGrange Park, Illinois 60526



After recording mail to:

Waldemar Wyszynski
Wyszynski and Associates, P.C.
2500 E. Devon, Ste. 250
Des Plaines, IL 60018



Send subsequent tax bills to:

DCG GROUP LLC
2045 Janice Avenue
Melrose Park, Illinois 60160

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111

one

UNOFFICIAL COPY

EXHIBIT "A" Legal Description

File No.: 2016-01128-PT

THAT PART OF LOT 4 DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WEST LINE OF SAID LOT, 235.00 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, THENCE SOUTH ALONG SAID WEST LINE 270.00 FEET, THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 222.90 FEET MORE OR LESS TO THE EAST LINE OF SAID LOT, THENCE NORTH ALONG SAID EAST LINE 270.00 FEET, THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT, 222.96 FEET MORE OR LESS TO THE PLACE OF BEGINNING, ALL IN ANDERSON'S NORTH-MANNHEIM INDUSTRIAL SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON AUGUST 3, 1956, AS DOCUMENT LR1687128, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2045 Janice Ave., Melrose Park, IL 60160

PERMANENT INDEX NO.: 12-32-401-033-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

PERMITTED EXCEPTIONS

Real estate taxes not yet due and payable.

Covenants, conditions and restrictions (excepting therefrom those prohibited by law) and easements contained in deed filed as document LR1828879 relating to the use, number, cost, character, type, height, ground floor area, location (no building within 25 feet of any public or private street), construction, plans and specifications of buildings and utilities to be erected on the land; also easement(s) for ingress and egress for the benefit of and appurtenants to the land over Lots 11 and 12 in Anderson's North-Mannheim Industrial Subdivision, and subject to public utility and drainage easements over the east 10 feet and the west 15 feet of the land.

Existing lease in favor of ALM Distributors, LLC and all rights thereunder of the lessees and of any person claiming by, through or under the lessees

Encroachment of fence located mainly on the subject land onto the property south and adjoining by an approximate distance of 5.3 feet and referenced on the survey made by Geopool Surveyors dated January 19, 2017.

Encroachment of fence located mainly on the subject land onto the property east and adjoining by an approximate distance of 1.0 feet and referenced on the survey stated above.

Encroachment of sign located on the subject land onto the 15 foot easement noted above along the west line of the land and referenced on the survey stated above.

Encroachment of sign located mainly on the property west and adjoining onto the land and referenced on the survey stated above.

Encroachment of concrete located on the subject land onto the 10 foot easement noted above along the east line of the land and referenced on the survey stated above.

Encroachment of parking spaces located on the subject land onto the 10 foot easement noted above along the east line of the land and referenced on the survey stated above.

Violation of the building line noted above by the building on the subject land by approximately 1.02 feet and referenced on the survey stated above.

Possible easements of any public utilities and/or quasi-public utilities by reason of gas meter, in wall fire hydrant, catch basins, sanitary manholes, water manholes, utility pole, overhead wires, downspouts, electric service, utility power poles and transformers and referenced on the survey stated above.


RMC

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Property of Cook County Clerks Office

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAR.-7.17


REVENUE STAMP

0000000010

REAL ESTATE TRANSFER TAX
0013550
FP 103046

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAR.-8.17


REVENUE STAMP

0000000017

REAL ESTATE TRANSFER TAX
0021950
FP 103046

STATE TAX

STATE OF ILLINOIS



MAR.-8.17

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000002784

REAL ESTATE TRANSFER TAX
0071000
FP 103049

DMW