

# UNOFFICIAL COPY

**DOCUMENT PREPARED BY:**

William F. McGuinn, Esq.  
Sugar Felsenthal Grais & Hammer LLP  
30 N. LaSalle St., Suite 3000  
Chicago, IL 60602

Doc#: 1724946224 Fee: \$62.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/06/2017 11:33 AM Pg: 1 of 8

Dec ID 20170801615687

ST/CO Stamp 0-905-743-296 ST Tax \$5,000.00 CO Tax \$2,500.00

**AFTER RECORDING****RETURN TO:**

Cindy Phu  
CFT NV Developments, LLC  
1683 Walnut Grove Ave.  
Rosemead, CA 91770

**SEND TAX BILLS TO:**

CFT NV Developments, LLC  
1683 Walnut Grove Ave.  
Rosemead, CA 91770

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Above space for recorder's use

8984350-Ins (2 of 2)

**WARRANTY DEED**

THIS WARRANTY DEED made on this 1<sup>st</sup> day of September, 2017 by **MILLBROOK CENTER, L.L.C.**, an Illinois limited liability company, 30 N. LaSalle St., Suite 3000, Chicago, IL 60602 ("Grantor"), to **CFT NV DEVELOPMENTS, LLC**, a Nevada limited liability company, 1683 Walnut Grove Ave., Rosemead, CA 91770 ("Grantee").

**WITNESSETH:**

Grantor, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, and pursuant to the authority of the members of Grantor does CONVEY and WARRANT unto Grantee, and to its successors and assigns forever, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"**

PIN: 09-14-200-039-0000  
09-14-203-014-0000

Property Address: 9347-9371 N. Milwaukee Ave., Niles, IL 60714

Grantor also hereby grants to Grantee, its successors and assigns, all rights, title, interest and easements appurtenant to the above referenced property described herein.

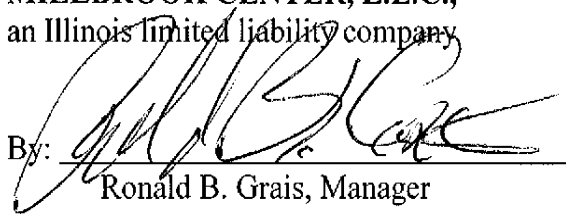
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor either in law of equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, its successors and assigns forever.

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SUBJECT TO: those Permitted Exceptions on Exhibit B attached hereto.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed by its duly authorized representative the day and year first above written.

MILLBROOK CENTER, L.L.C.,  
an Illinois limited liability company

By:   
Ronald B. Grais, Manager


STATE OF ILLINOIS

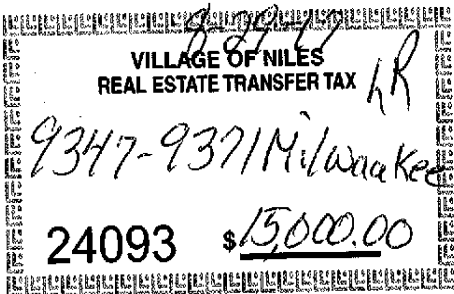
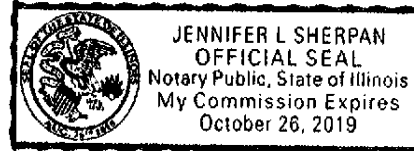
COUNTY OF COOK

### ACKNOWLEDGMENT

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Ronald B. Grais, personally known to me to be the Manager of Millbrook Center, L.L.C., 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 acknowledged that as Manager, he signed and delivered the said instrument, as his free and voluntary act on behalf of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 30<sup>th</sup> day of August, 2017.

  
Notary Public  
My commission expires: 10-26-2019



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## EXHIBIT "A" LEGAL DESCRIPTION

THE SOUTHEASTERLY 200.00 FEET AS MEASURED AT RIGHT ANGLES TO THE SOUTHEASTERLY LINE THEREOF, OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF THE NORTH ½ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF BLOCKS 3 AND 4 OF SUPERIOR COURT COMMISSIONER'S DIVISION OF PART OF THE WEST ½ OF THE NORTHEAST ¼ AND PART OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 14 BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 14, WITH THE CENTER LINE OF MILWAUKEE AVENUE, THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD, 1047.94 FEET, THENCE NORTHEASTERLY ALONG A LINE DRAWN AT RIGHT ANGLES TO SAID CENTER LINE; 55.22 FEET TO THE NORTHEASTERLY LINE OF MILWAUKEE AVENUE AS SAID LINE IS DESCRIBED IN THAT CASE ENTITLED STATE OF ILLINOIS AGAINST METROPOLITAN LIFE INSURANCE COMPANY, CONDEMNATION CASE 60S9982, THENCE CONTINUING NORTHEASTERLY ALONG SAID LINE DRAWN AT RIGHT ANGLES TO THE CENTER LINE OF MILWAUKEE AVENUE 495.37 FEET TO A POINT ON A LINE DESCRIBED AS BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF THE RESUBDIVISION OF GOLF-MILL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST ½ OF SAID SECTION 14, SAID POINT BEING A STRAIGHT LINE DRAWN NORTHWESTERLY FROM A POINT WHICH IS 33.16 FEET EAST, AS MEASURED ON THE SOUTH LINE, OF THE SOUTHWEST CORNER OF THE EAST ½ OF THE NORTHEAST ¼ OF SAID SECTION 263.47 FEET NORTH, AS MEASURED ON THE WEST LINE, OF THE SOUTHWEST CORNER OF THE EAST ½ OF THE NORTHEAST ¼ OF SAID SECTION 14, (SAID POINT BEING 550.0 FEET NORTHEASTERLY, AS MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF MILWAUKEE AVENUE) TO A POINT IN THE SOUTH LINE OF BLOCK 3 IN SUPERIOR COURT COMMISSIONERS' DIVISION AS AFORESAID, WHICH IS 312.09 FEET EAST OF THE SOUTHWEST CORNER OF SAID BLOCK 3 AND 550.0 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES OF THE CENTER LINE OF MILWAUKEE AVENUE AS SHOWN ON THE RECORDED PLAT OF SAID SUPERIOR COURT COMMISSIONERS' DIVISION BEING ALSO THE SOUTHWESTERLY LINE OF CALLERO AND CATINO'S GOLF VIEW GARDENS, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SAID SECTION 14 AND SAID LINE EXTENDED NORTHWESTERLY, THENCE NORTHWESTERLY ALONG THE LAST DESCRIBED LINE AND SAID LINE EXTENDED, 1068.53 FEET TO AN INTERSECTION WITH A LINE 512.60 FEET SOUTH, AS MEASURED ALONG THE WEST LINE OF BLOCK 3 OF SUPERIOR COURT COMMISSIONERS' DIVISION, AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 14, THENCE WEST ALONG SAID PARALLEL LINE 149.23 FEET TO A POINT ON THE EAST LINE OF LOT 1 OF FRITZ'S RESUBDIVISION OF LOTS 1 TO 4 INCLUSIVE IN FRITZ' SUBDIVISION A SUBDIVISION IN THE

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NORTHWEST ¼ AND IN THE NORTHEAST ¼ OF SAID SECTION 14, THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1, 35.62 FEET TO THE SOUTHEAST CORNER THEREOF, THENCE WEST ALONG THE SOUTH LINE OF SAID FRITZ'S RESUBDIVISION, BEING ALSO A LINE 100.00 FEET NORTH, MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE NORTH LINE OF BLOCK 4 IN SAID SUPERIOR COURT COMMISSIONERS' DIVISION, A DISTANCE OF 137.72 FEET TO A POINT ON SAID LINE, 306.52 FEET EAST OF THE ANGLE POINT, 30.71 FEET NORTHEASTERLY OF THE NORTHEASTERLY LINE OF MILWAUKEE AVENUE IN THE SOUTH LINE OF SAID FRITZ'S RESUBDIVISION THENCE SOUTH PARALLEL WITH THE WEST LINE OF BLOCK 3, 181.14 FEET TO A POINT ON A LINE 81.0 FEET SOUTH, MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE NORTH LINE OF BLOCK 4 OF SUPERIOR COURT COMMISSIONERS' DIVISION AS AFORESAID, THENCE WEST ALONG THE LAST DESCRIBED LINE, 211.26 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF MILWAUKEE AVENUE, SAID NORTHEASTERLY LINE BEING A LINE 33.0 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE CENTER LINE OF SAID ROAD AS SHOWN ON PLAT OF SAID SUPERIOR COURT COMMISSIONERS DIVISION, THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF MILWAUKEE AVENUE, 218.11 FEET TO AN ANGLE POINT IN SAID NORTHEASTERLY LINE, BEING ALSO THE POINT OF INTERSECTION OF SAID LINE WITH THE NORTHEASTERLY LINE OF MILWAUKEE AVENUE AS PER THE CONDEMNATION, AS AFORESAID, THENCE CONTINUING SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF MILWAUKEE AVENUE AS PER SAID CONDEMNATION, 454.86 FEET TO AN ANGLE POINT IN SAID NORTHEASTERLY LINE, SAID POINT BEING 53.70 FEET NORTHEASTERLY OF THE CENTER LINE OF MILWAUKEE AVENUE AS PER SAID SUPERIOR COURT COMMISSIONERS' DIVISION; THENCE CONTINUING SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF MILWAUKEE AVENUE, 338.12 FEET TO A POINT ON THE SOUTHERLY LINE OF BLOCK 4 OF SAID SUPERIOR COURT COMMISSIONERS' DIVISION 56.13 FEET EASTERLY AT THE SOUTHWEST CORNER OF SAID BLOCK 4, THENCE CONTINUING SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF MILWAUKEE AVENUE 94.0 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

CHICAGO TITLE INSURANCE COMPANY  
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 OWNER'S POLICY (2006)

## SCHEDULE B

POLICY NUMBER: 1401-008984350 - D2

EXHIBIT "B"  
 PERMITTED EXCEPTIONS

Property of Cook County Clerk's Office

1. TAXES FOR THE YEAR(S) 2017  
 2017 TAXES ARE NOT YET DUE OR PAYABLE.

PERM TAX#	PCL	YEAR	1ST INST	STAT	2ND INST	STAT
09-14-200-039-0000	1 OF 2	2016	\$120,801.15	PAID	\$76,850.88	PAID
09-14-203-014-0000	2 OF 2	2016	\$7,792.81	PAID	\$5,876.78	PAID

- B 8. EASEMENT AS CREATED BY GRANT MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 18997 TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS DATED JUNE 21,



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**OWNER'S POLICY (2006)**

**SCHEDULE B**

POLICY NUMBER: 1401 - 008984350 - D2

**EXCEPTIONS FROM COVERAGE (CONTINUED)**

1960 AND RECORDED JUNE 29, 1960 AS DOCUMENT NUMBER 17895593, TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS THERETO, IN, UPON, UNDER AND ALONG THE STRIP OF LAND EACH 10 FEET IN WIDTH DESCRIBED AS FOLLOWS: :

(A) A STRIP 10 FEET IN WIDTH LYING SOUTHWESTERLY OF AND ADJOINING A STRAIGHT LINE WHICH BEGINS AT A POINT WHICH IS 550 FEET NORTHEASTERLY FROM (MEASURED AT RIGHT ANGLES) THE CENTER LINE OF MILWAUKEE AVENUE AND IS 263.47 FEET NORTH OF THE SOUTH LINE AND 33.16 FEET EAST OF THE WEST LINE OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14 AFORESAID AND RUNS THENCE NORTHWESTERLY THROUGH A POINT IN THE NORTH LINE OF BLOCK 4, WHICH IS 550 FEET NORTHEASTERLY FROM (MEASURED AT RIGHT ANGLES) THE CENTER LINE OF MILWAUKEE AVENUE AND IS 312.09 FEET EAST OF THE SOUTHWEST CORNER OF SAID BLOCK 3.

- C 9. GRANT DATED JUNE 17, 1960 AND RECORDED OCTOBER 31, 1960 AS DOCUMENT 18004022 MADE BY JOHN H. JUNG AND HENRY M. JUNG TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS, OF THE RIGHT TO LAY, MAINTAIN, OPERATE, RENEW AND REMOVE A GAS MAIN AND OTHER NECESSARY GAS FACILITIES IN, UPON, UNDER AND ALONG THE EAST SIDE OF MILWAUKEE AVENUE WHICH EXTENDS ALONG THE WESTERLY LINE OF THE LAND

(AFFECTS THE WESTERLY 10 FEET OF THE LAND ALONG MILWAUKEE AVENUE) .

- D 10. GRANT MADE BY LA SALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NUMBER 18925 TO NORTHERN ILLINOIS GAS COMPANY DATED JULY 12, 1960 AND RECORDED OCTOBER 31, 1960 AS DOCUMENT 18004024 FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING, RENEW, REMOVE A GAS MAIN AND OTHER NECESSARY GAS FACILITIES IN, UPON, UNDER AND ALONG THE EAST SIDE OF MILWAUKEE AVENUE WHICH EXTENDS ALONG THE WESTERLY LINE OF THE LAND

(AFFECTS THE WESTERLY 10 FEET OF THE LAND ALONG MILWAUKEE AVENUE) .

- E 11. EASEMENT AS CREATED BY THE GRANT MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 18925 TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, DATED JUNE 21, 1960 AND RECORDED JUNE 29, 1960 AS DOCUMENT 17895591, TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS THERETO, IN, UPON, UNDER AND ALONG THE FOLLOWING:

A STRIP OF LAND 10 FEET IN WIDTH BEING MORE PARTICULARLY DESCRIBED AS LYING SOUTHWESTERLY OF AND ADJOINING A STRAIGHT LINE WHICH BEGINS AT A POINT WHICH IS 550 FEET NORTHEASTERLY FROM (MEASURED AT RIGHT ANGLES) THE CENTER LINE OF MILWAUKEE AVENUE AND IS 263.47 FEET NORTH OF THE SOUTH LINE 33.16 FEET EAST OF THE WEST LINE OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14, AND RUNS THENCE NORTHWESTERLY THROUGH A POINT IN THE SOUTH LINE OF BLOCK 3 IN SUPERIOR COURT COMMISSIONERS DIVISION OF PART OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF SAID SECTION 14, WHICH POINT IS 550 NORTHEASTERLY FROM (MEASURED AT RIGHT ANGLES) THE CENTER LINE OF MILWAUKEE AVENUE AND IS 312.09 FEET EAST OF THE SOUTHWEST CORNER OF SAID BLOCK 3.



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**OWNER'S POLICY (2006)**

**SCHEDULE B**

POLICY NUMBER: 1401 - 008984350 - D2

**EXCEPTIONS FROM COVERAGE (CONTINUED)**

- F 12. RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES, FOR MAINTENANCE THEREIN OF WATER MAIN ALONG THE SOUTHEASTERLY LINE AND NEAR THE NORTHWEST CORNER OF THE LAND; SANITARY SEWERS AND STORM SEWERS, ALONG THE NORTH AND EAST PORTIONS OF THE LAND; AND THE GAS MAIN RUNNING BELOW GRADE LOCATED AT IN THE NORTHWESTERLY PORTION OF THE LAND AS DISCLOSED BY THE SURVEY DATED APRIL 18, 2017 PREPARED BY DLZ INDUSTRIAL SURVEYING, INC. PROJECT NUMBER 1750-7022.
- G 13. COVENANTS AND RESTRICTIONS AS CONTAINED IN DEED RECORDED FEBRUARY 3, 1972 AS DOCUMENT 21797190 AGAINST THE LOCATION OF BUILDINGS AND OTHER STRUCTURES WITHIN 100 FEET OF THE RIGHT OF WAY LINE OF MILWAUKEE AVENUE EXCEPT FOR SIGNS IDENTIFYING THE ABOVE DESCRIBED LAND AND ALL OCCUPANTS THEREOF; THIS RESTRICTION IS FOR THE BENEFIT OF AND APPURTENANT TO GRANTEE'S LAND ADJACENT TO AND NORTHWESTERLY OF THE ABOVE DESCRIBED LAND, DESCRIBED AS THE NORTHWESTERLY 500 FEET OF THE SOUTHEASTERLY 700 FEET OF THE TRACT DESCRIBED ABOVE (THE BENEFITED LAND) AND IF ANY BUILDING OR STRUCTURE ON THE BENEFITED LAND EXCEPT FOR SIGNS AS REFERRED TO ABOVE, IS LOCATED CLOSER THAN 100 FEET FROM THE RIGHT OF WAY LINE THIS RESTRICTION SHALL APPLY ONLY TO A SIMILAR DISTANCE FROM THE RIGHT OF WAY LINE
- NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION

NOTE: RESTRICTIONS ENDORSEMENT 1 APPROVED FOR LOAN POLICY.

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

} SS

COUNTY OF COOK

Ronald B. Grais, Manager of Millbrook Center, L.L.C., the grantor of the property described in the attached deed, being duly sworn on oath, states that he resides in Chicago, Illinois. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1 Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

OR

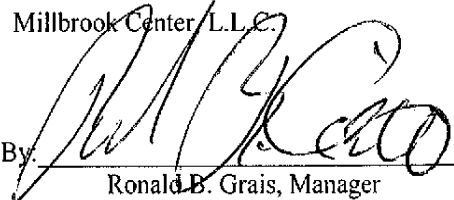
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

- 2 The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
- 3 The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4 The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5 The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
- 6 The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7 The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
- 8 Conveyances made to correct descriptions in prior conveyances.
- 9 The sale or exchange of parcels or tracts of land existing on the date of the mandatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

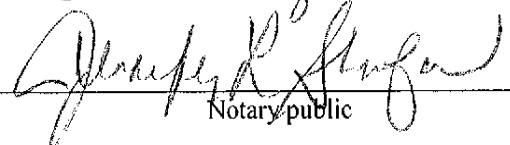
Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Millbrook Center L.L.C.

By:   
Ronald B. Grais, Manager

SUBSCRIBED AND SWORN to before me

this 30<sup>th</sup> day of August, 2017.

  
Notary public

