

UNOFFICIAL COPY

Doc# 1800449331 Fee: \$60.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/04/2018 01:21 PM Pg: 1 of 7

Dec ID 20171201674400
ST/CO Stamp 1-923-839-008 ST Tax \$2,900.00 CO Tax \$1,450.00

THIS INSTRUMENT PREPARED
BY:

Scott E. Jensen, Esq.
Murray Jensen & Wilson Ltd
101 N. Wacker Dr., Ste. 609
Chicago, IL 60606

AFTER RECORDING, RETURN
TO:

Robert A. Hall, Esq.
Bishop & LaForte, Ltd.
18W140 Butterfield Rd., Ste. 230
Oakbrook Terrace, IL 60181

(Space Above Line for Recorder's Use Only)

CT
2018 8985 396 LP

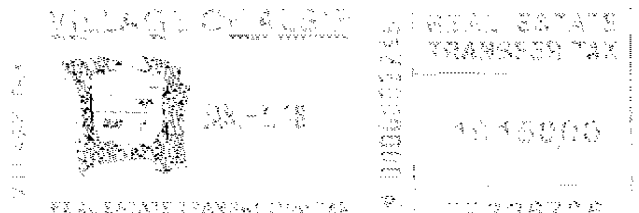
SPECIAL WARRANTY DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received, Cicero Leasing, LLC, an Illinois limited liability company of c/o David Abrams, not individually, but as Assignee for the Benefit of Creditors of Rockford Leasing, LLC, 100 Tri-State Int'l, Suite 215, Lincolnshire, IL 60069 ("Grantor"), does hereby convey to BBI Property Management, LLC, a Delaware limited liability company of 5440 W. 122nd St., Alsip, IL 60803 ("Grantee"), the following described real property (the "Property") situated in Cook County, Illinois, and all of Grantor's interest in any rights and privileges solely appurtenant thereto:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: the permitted exceptions set forth on Exhibit B attached hereto and by this reference made a part hereof.

AND GRANTOR hereby binds itself and its successors to warrant and defend the title with respect to matters arising from Grantor's actions during the period in which Grantor has owned the Property and no other, subject to the matters set forth on Exhibit B.



UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 3rd day of January, 2018

GRANTOR:

Cicero Leasing, LLC, an Illinois limited liability company

By: [Signature]

Name: Jack Moser

Title: Manager

STATE OF ILLINOIS

) SS

COUNTY OF COOK

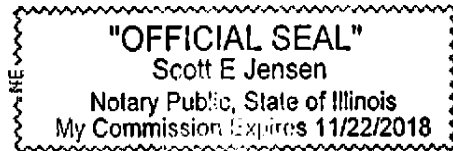
I, Scott E. Jensen a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Jack Moser, the Manager of **Cicero Leasing, LLC**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act in his capacity as Manager, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 3rd day of January, 2018.

[Signature]
Notary Public

My Commission Expires _____ (SEAL)

Mail Future Tax Bills To:



REAL ESTATE TRANSFER TAX



24-28-401-005-0000

	03-Jan-2018
COUNTY:	1,450.00
ILLINOIS:	2,900.00
TOTAL:	4,350.00

| 20171201674400 | 1-923-839-008

UNOFFICIAL COPY

Exhibit A Legal Description

PARCEL 1A:

THE NORTHEAST 1/4 (EXCEPT THE NORTH 30 ACRES AND EXCEPT THE SOUTH 176.00 FEET THEREOF) OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO EXCEPT THAT PART OF SAID NORTHEAST 1/4 (EXCEPT THE NORTH 30 ACRES AND EXCEPT THE SOUTH 176.00 FEET THEREOF) OF THE SOUTHEAST 1/4 OF SAID SECTION 28, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

(EXCEPTION 1)

LYING EAST OF A LINE INTERSECTING THE SOUTH LINE OF SAID 30 ACRES, AT A DISTANCE OF 75.00 FEET WESTERLY FROM THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, AND INTERSECTING THE NORTH LINE OF SAID SOUTH 176.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 100.00 FEET WESTERLY FROM THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28; ALSO THAT PART OF THE NORTHEAST 1/4 (EXCEPT THE NORTH 30 ACRES AND EXCEPT THE SOUTH 176.00 FEET THEREOF) OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

(EXCEPTION 2)

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 28 AND PROCEEDING THENCE NORTHERLY ALONG THE EAST LINE OF SAID SECTION 28, FOR A DISTANCE OF 1507.60 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 176.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTH 176.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, FOR A DISTANCE OF 800.00 FEET FOR THE POINT OF BEGINNING; THENCE STILL WESTERLY ALONG THE PREVIOUS COURSE EXTENDED FOR A DISTANCE OF 335.00 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 140°11'40" WITH THE PREVIOUS LINE EXTENDED, FOR A DISTANCE OF 78.10 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 50°06'37" WITH THE PREVIOUS LINE EXTENDED, FOR A DISTANCE OF 279.51 FEET TO THE POINT OF BEGINNING; ALSO THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE NORTH 30 ACRES AND EXCEPT THE SOUTH 176.00 FEET THEREOF) OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

(EXCEPTION 3)

BEGINNING AT A POINT IN THE NORTH LINE OF THE SOUTH 176.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 100.00 FEET WEST OF THE EAST LINE OF SAID SECTION 28; THENCE WEST A DISTANCE OF 50.00 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 177.10 FEET TO A POINT IN THE SOUTH LINE OF THE NORTH 30 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 125.00 FEET WEST OF THE EAST LINE OF SAID SECTION 28;

UNOFFICIAL COPY

THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 30 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 50.00 FEET TO A POINT DISTANT 75.00 FEET WEST OF THE EAST LINE OF SAID SECTION 28; THENCE SOUTHWEST ALONG A STRAIGHT LINE, A DISTANCE OF 177.10 FEET TO THE POINT OF BEGINNING.

PARCEL 1 B:

THAT PART OF THE SOUTH 176.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 28; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 28, FOR A DISTANCE OF 1507.60 FEET TO A POINT; THENCE WESTERLY ALONG THE NORTH LINE OF THE SAID SOUTH 176.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, FOR A DISTANCE OF 100.00 FEET FOR THE POINT OF BEGINNING; THENCE STILL WESTERLY ALONG THE PREVIOUS COURSE EXTENDED, FOR A DISTANCE OF 700.00 FEET TO A POINT; THENCE SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, SAID POINT BEING 445.00 FEET WEST OF THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28; THENCE EASTERLY ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, A DISTANCE OF 245.00 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 48°19'04" TO THE LEFT WITH THE LAST DESCRIBED COURSE EXTENDED, FOR A DISTANCE OF 97.74 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 29°35'02" TO THE LEFT, WITH THE LAST DESCRIBED COURSE EXTENDED, FOR A DISTANCE OF 109.78 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 1 C

INGRESS & EGRESS EASEMENT FOR BENEFIT OF PARCEL 1A AND 1B

THAT PART OF THE SOUTH 11 ACRES OF THE NORTH 30 ACRES OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID 11 ACRES WITH THE WEST LINE OF THE EAST 50.00 FEET OF SAID SOUTHEAST 1/4; THENCE SOUTH ALONG THE WEST LINE OF THE EAST 50 FEET, A DISTANCE OF 64.68 FEET TO THE POINT OF BEGINNING; THENCE WEST ALONG THE NORTH LINE OF PROPERTY CONVEYED TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION BY TRUSTEE'S DEED RECORDED JUNE 17, 2004 AS DOCUMENT NUMBER 0416944136 A DISTANCE OF 9.22 FEET; THENCE SOUTH ALONG THE WESTERLY LINE OF PROPERTY CONVEYED TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION BY TRUSTEE'S DEED RECORDED JUNE 17, 2004 AS DOCUMENT NUMBER 0416944136, A DISTANCE OF 35.00 FEET; THENCE WEST ALONG THE NORTH LINE OF PROPERTY CONVEYED TO THE NORTHERN ILLINOIS TOLL ROAD RECORDED FEBRUARY 21, 1958 AS DOCUMENT NUMBER 18073478, A DISTANCE OF 50.77 FEET; THENCE NORTH AND PARALLEL TO THE EAST LINE OF AFORESAID SOUTH 11 ACRES, A DISTANCE OF 65.00; THENCE EAST ALONG THE LINE 34.62 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE AFORESAID SOUTH 11 ACRES, A DISTANCE OF

UNOFFICIAL COPY

Exhibit B
Permitted Exceptions

1. TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.
2. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

60.00 FEET; THENCE SOUTH ALONG THE WEST LINE OF THE EAST 50 FEET, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 3,578 SQ. FT. MORE OR LESS.

PROPERTY KNOWN AS: 12500 SOUTH CICERO AVENUE, ALSIP, ILLINOIS.

P.I.N. # 21-28-401-005-0000 & 24-28-401-006-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of DuPage

Scott E. Jensen, being duly sworn on oath, states that he resides at 101 N Wacker #609, Chicago, IL. 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 in size which does not involve any new streets or easements of access.
- 3. The divisions 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 easements 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 a 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 amendatory Act into no more than two parts and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state 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.

SUBSCRIBED and SWORN to before me

this 3rd day of JANUARY, 2018.

