



18074410440

Doc# 1807441044 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/15/2018 03:03 PM PG: 1 OF 3

WARRANTY DEED
(LLC to LLC)

FIRST AMERICAN TITLE
FILE # 2903794

THE GRANTOR, **3642 Acorn, LLC**, a Colorado limited liability company, organized and existing under and by virtue of the laws of the State of Colorado and duly authorized to transact business in the State of Illinois, for and in consideration of Ten & 00/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the manager of said limited liability company, CONVEYS and WARRANTS to **3655 North Acorn, LLC, an Illinois limited liability company**, of 9200 Belmont Ave., Franklin Park IL 60131 the following described Real Estate situated in the County of Cook, and State of Illinois, to wit:



This stamp processed pursuant to Section 7-103-1-A of the Franklin Park Village Code governing review of documents.

See legal description attached hereto and made a part of the deed

Subject to: General real estate taxes for the year 2017 and subsequent years; all matters of recording, including, but not limited to: Proceeding pending in a condemnation case in the Circuit Court of Cook County, Illinois, Case No. 2017 L 050906, by The Illinois State Toll Highway Authority vs. 3642 Acorn, LLC, et. al. Covenants, conditions and restrictions of record, building lines, easements and zoning restrictions.

Permanent Tax Index Number: 12-19-400-148-0000 and 12-19-400-149-0000

Commonly known as 3655 Acorn Lane, Franklin Park, Illinois 60131

In Witness Whereof, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager, pursuant to authority

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given by the Manager of said limited liability company, this 22 day of February, 2018.

3642 Acorn, LLC, a Colorado limited liability company

By: X Dennis S. Wooten, Manager
Dennis S. Wooten, Manager

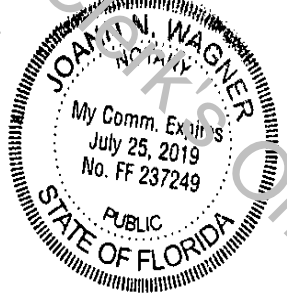
STATE OF FLORIDA }
COUNTY OF Monroe } SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Dennis S. Wooten, personally known to me to be the Manager of 3642 Acorn, LLC, a Colorado Limited Liability Company, whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument pursuant to authority, given by the Manager 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 official seal, this 22nd day of Feb, 2018

Joanna J. Wagner
Notary Public



My commission expires: 7/25/2019



This instrument was prepared by
Richard W. Laubenstein
216 West Higgins Road
Park Ridge, IL 60068

Mail To: Phyllis Fasel
~~K. Shayan Baldwin~~ Chuhak & Tecson, PC
30 S. Wacker Drive, Suite 2600
Chicago, IL 60606

Send subsequent tax bills to:
3655 North Acorn LLC
9200 Belmont Ave.
Franklin Park IL 60131

REAL ESTATE TRANSFER TAX		09-Mar-2018
		COUNTY: 500.00
		ILLINOIS: 1,000.00
		TOTAL: 1,500.00
12-19-400-149-0000	20180201607232	2-066-691-616

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LEGAL DESCRIPTION

Legal Description: PARCEL 1:

That part of the East Half of Section 19, Township 40 North, Range 12 East of the Third Principal Meridian, bounded and described as: Commencing at a point in the West line of said East Half, which is 445.99 feet South of the point of intersection of said West line with the center line of Franklin Avenue; continuing thence South in said West line 714.09 feet to a point of curve; thence Southeasterly on the arc of a circle, convex Southwesterly and having a radius of 494.84 feet for a distance of 607.51 feet to its point of intersection with the Northerly line of a Spur Track right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, as said right of way is recorded in the Recorder's Office of Cook County, Illinois, in Book 56324 on Pages 243 to 248, as Document Number 17253047, on the 7th day of July, 1958, said Northerly line being the arc of a circle, convex Northwesterly and having a radius of 461.12 feet; thence Easterly on said last described arc 55.80 feet to its point of tangency; thence North 00 degrees 00 minutes 47 seconds West on the axis line of said circle 6.37 feet; thence North 89 degrees 59 minutes, 13 seconds East in the North line of said railroad right of way 38.01 feet to the Point of Beginning of land to be described; thence North 80 degrees 32 minutes 58 seconds West 90.72 feet to a point of curve; thence Northwesterly on the arc of a circle, convex Southwesterly and having a radius of 469.34 feet, for a distance of 298.02 feet; thence North 89 degrees 59 minutes 13 seconds East on a line 150.88 feet (measured at right angles) North of the North line of aforementioned railroad right of way, for a distance of 656.60 feet; thence Southeasterly along a curved line, convex Southwesterly and having a radius of 296.94 feet for a distance of 218.24 feet to the North line of said railroad right of way; thence South 89 degrees 59 minutes 13 seconds West along said railroad right of way for a distance of 458.39 feet to the Point of Beginning, (EXCEPTING THEREFROM all that part lying West of the Westerly line of Acorn Avenue, AND EXCEPTING FROM the remaining parcel the North 36 feet of the West 60 feet), all in Cook County, Illinois.

PARCEL 2:

The North 36 feet of the West 60 feet of the following described tract of land: That part of the East Half of Section 19, Township 40 North, Range 12 East of the Third Principal Meridian, bounded and described as: Commencing at a point in the West line of said East Half, which is 445.99 feet South of the point of intersection of said West line with the center line of Franklin Avenue; continuing thence South in said West line 714.09 feet to a point of curve; thence Southeasterly on the arc of a circle, convex Southwesterly and having a radius of 494.34 feet for a distance of 607.51 feet to its point of intersection with the Northerly line of a Spur Track right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, as said right of way is recorded in the Recorder's Office of Cook County, Illinois, in Book 56324 on Pages 243 to 248, as Document Number 17253047, on the 7th day of July, 1958, said Northerly line being the arc of a circle, convex Northwesterly and having a radius of 461.12 feet; thence Easterly on said last described arc 55.80 feet to its point of tangency; thence North 00 degrees 00 minutes 47 seconds West on the axis line of said circle 6.37 feet; thence North 89 degrees 59 minutes, 13 seconds East in the North line of said railroad right of way 38.01 feet to the Point of Beginning of land to be described; thence North 80 degrees 32 minutes 58 seconds West 90.72 feet to a point of curve; thence Northwesterly on the arc of a circle, convex Southwesterly and having a radius of 469.34 feet, for a distance of 298.02 feet; thence North 89 degrees 59 minutes 13 seconds East on a line 150.88 feet (measured at right angles) North of the North line of aforementioned railroad right of way, for a distance of 656.60 feet; thence Southeasterly along a curved line, convex Southwesterly and having a radius of 296.94 feet for a distance of 218.24 feet to the North line of said railroad right of way; thence South 89 degrees 59 minutes 13 seconds West along said railroad right of way for a distance of 458.39 feet to the Point of Beginning, EXCEPTING THEREFROM all that part lying West of the Westerly line of Acorn Avenue, all in Cook County, Illinois.

Permanent Index #'s: 12-19-400-148-0000 (Vol. 064) and 12-19-400-149-0000 (Vol. 064)

Property Address: 3655 Acorn Lane, Franklin Park, Illinois 60131