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③ 18000469 WF
CTIC

This instrument was prepared by:
Jason Doran
Momkus McCluskey LLC
1001 Warrenville Road, Suite 500
Lisle, Illinois 60532

Doc#: 1818329194 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/02/2018 10:37 AM Pg: 1 of 5

Dec ID 20180601606081
ST/CO Stamp 0-939-119-392 ST Tax \$1,200.00 CO Tax \$600.00

After recording, return to:
Thomas Goodwyn
The Law Offices of Liston & Tsantilis, P.C.
33 North LaSalle Street, 28th Floor
Chicago, Illinois 60602

Send Subsequent Tax Bills to:
JAARK Real Estate Development, LLC
408 E. Cossitt Avenue
LaGrange, Illinois 60625

SPECIAL WARRANTY DEED (Company to Company)

THIS INDENTURE WITNESSETH THAT THE GRANTOR, ACCURATE PARTITIONS CORP., an Illinois corporation whose address is 160 Tower Road, Burr Ridge, Illinois 60527, for the consideration of ten and 00/100 dollars (\$10.00) and other valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto JAARK REAL ESTATE DEVELOPMENT, LLC, an Illinois limited liability company whose address is 408 E. Cossitt Avenue, LaGrange, Illinois 60525 ("Grantee"), the following described real estate, situated in the County of Will and State of Illinois known and described to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to: SEE EXHIBIT "B" ATTACHED HERETO.

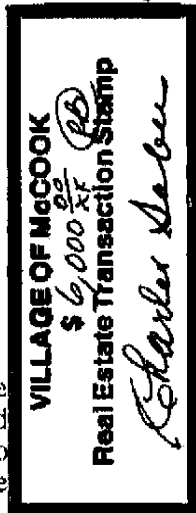
Permanent Index Number: 18-11-203-015-0000

Address of Real Estate: 8000 Joliet Road, McCook, Illinois 60525

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 or equity, of, in and to the above described premises: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee and its successors and assigns forever.

The Grantor for itself and for its successors and assigns does by these presents expressly limit the covenants of this deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, it will forever warrant and defend the said described real estate.

Dated this 26th day of June 2018.



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**ACCURATE PARTITIONS CORP., an Illinois
limited liability company**

By: *James D. Povejsil*
Name: James D. Povejsil
Its: General Manager

State of Illinois)
County of Cook)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that James D. Povejsil, personally known to me to be the General Manger of Accurate Partitions Corp., an Illinois corporation, 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 such authorized General Manger, he signed and delivered the said instrument, pursuant to authority given by the shareholders and directors of the corporation, as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal,
this 26 day of June 2018

Susan M Parisi
Notary Public





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EXHIBIT A

Legal Description

THAT PART OF THE EAST 5 ACRES OF THAT PART OF THE EAST 1/2 OF THE NORTH EAST ¼ OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF JOLIET ROAD (LAID OUT BY PLAT RECORDED AS DOCUMENT 9648194) AND NORTH OF THE 18 FOOT RIGHT OF WAY OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD (THE NORTHERLY LINE OF WHICH RIGHT OF WAY IS THE NORTHERLY LINE OF THE LAND CONVEYED TO SAID RAILROAD COMPANY BY DEED RECORDED AS DOCUMENT 10718075); EXCEPTING THEREFROM THAT PART THEREOF LYING SOUTH OF A LINE DRAWN FROM A POINT IN THE WEST BOUNDARY OF SAID 5 ACRES WHICH IS 542.18 FEET NORTH OF THE SOUTH WEST CORNER OF SAID 5 ACRES, MEASURED ALONG SAID WEST BOUNDARY (SAID LINE FORMING AN ANGLE OF 89 DEGREES 54 MINUTES, MEASURED FROM SOUTH TO EAST AND BEING 2.0 FEET SOUTH OF AND 3.0 FEET NORTH OF CONCRETE FOUNDATIONS OF EXISTING METAL CLAD BUILDINGS) TO A POINT IN THE EAST BOUNDARY OF SAID 5 ACRES WHICH IS 446.88 FEET NORTH OF THE SOUTH EAST CORNER THEREOF; SITUATED IN COOK COUNTY, ILLINOIS

REAL ESTATE TRANSFER TAX		29-Jun-2018
		COUNTY: 600.00
		ILLINOIS: 1,200.00
		TOTAL: 1,800.00
18-11-203-015-0000	20180601606081	0-939-119-392

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EXHIBIT B

PERMITTED EXCEPTIONS

1. (a) covenants, conditions and restrictions of record; (b) private, public and utility easements; (c) special taxes or assessments for improvements not yet completed; (d) any unconfirmed special tax or assessment; (e) installments not due at the date of Closing for any special tax or assessment for improvements heretofore completed; (f) general taxes not due and payable on or before the date of Closing;; (g) Buyer's mortgage; (h) acts done or suffered by Buyer; (i) matters over which the Title Insurer is willing to insure over; (j) applicable zoning, planned development and building laws and ordinances; (k) rights of the public, and/or any governmental, and adjoining and contiguous owners to use and have maintained the drainage ditches, feeders, lateral and water retention basins located in or serving the Property (including items specifically listed below).
2. Easement agreement between Avenue Bank and Trust Company of Oak Park as Trustee under Trust Agreement dated September 8, 1975 and Avenue Bank and Trust Company of Oak Park as Trustee under Trust Agreement dated May 10, 1965 dated September 15, 1979, for a mutual, non-exclusive easement for ingress and egress over a 16-foot wide paved road located in the west 40 feet of the North Real Estate as defined in the easement agreement recorded October 16, 1979 as Document No. 25194443 with the Cook County Recorder of Deeds.
3. Grant from Mary A. Prescott MacArthur to the Illinois Bell Telephone Company, dated October 21, 1929 and recorded November 21, 1930 as document 10794816, Granting Second Party, its successors and assigns, the right and authority to construct, operate and maintain in, upon and under the roads, streets and highways adjoining the property of the First Party in the North East 1/4 of Section 11, Township 36 North, Range 12, aforesaid, and other property.
4. Easements granted by the warranty deed dated July 12, 1955 and recorded February 14, 1956 as document 164944492, made by Harold N. Simpson and Carmen F. Simpson to Fette Grease Service, Inc., to wit:
 - a) easement for Ingress and Egress at the location of the presently existing private roadway approximately 16 feet wide running through the Westerly portion of the Land
 - b) easement for the installation, maintenance, repair and replacement of gas, telephone and electric utility installation of water, storm and sanitary pipes and sewers over the Land easement for the use of the presently existing water line running through the Westerly part of the Land and the covenants and agreements contained therein
5. Grant dated February 11, 1958 and recorded April 7, 1958 as document 17173944 made by Harold N. Simpson to Northern Illinois Gas Company of the right to lay, maintain, operation, renew and remove a gas main and other necessary gas facilities together with the right of access thereto for said purposes in, upon, under, along and across the property of the Grantor over the West 5 feet of the East 240 feet of that part of the North East 1/4 of Section 11, Township 38 North, Range 12 lying between the South Line of Joliet road and North of the right of way line of the Chicago and Illinois Western Railroad.
6. Rights of the public, the State of Illinois and the municipality in and to that part of the Land taken for used for road purposes
7. Non exclusive easement under, over and across West 30 feet of the Land for installation, maintenance, repair, and replacement of underground utility service lines as disclosed in easement agreement dated September 15, 1979 and recorded as document 25194443 as referred to in exception noted above.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF DuPage

James D. Povejsil, being duly sworn on oath, states that Accurate Partitions Corp. resides at 8000 Joliet Road, McCook, Illinois 60525. 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 -

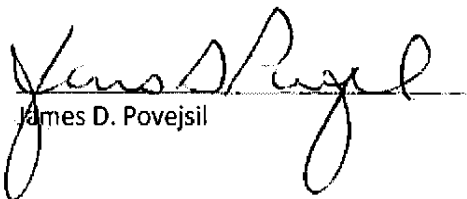
The conveyance falls in one (1) of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any streets or easements of access.
3. The division of lots or blocks of less than one (1) 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 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 a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcel 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 easement of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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


IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.


 James D. Povejsil

STATE OF ILLINOIS

COUNTY OF DuPage

Subscribed and sworn to before me this 26 day of June 2018.


 Notary Public

