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29

WARRANTY DEED

Doc#: 1826755046 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/24/2018 09:54 AM Pg: 1 of 2

18012136WF

MAIL TO: 1083
John E. O'Connor, Esq.
DKMO LLC
11 S. Dunton Ave.
Arlington Hts., IL 60005

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Dec ID 20180901679077
ST/CO Stamp 0-776-661-152 ST Tax \$2,800.00 CO Tax \$1,400.00

MAIL SUBSEQUENT TAX BILLS TO:

PKS HOLDING LLC
ATTN: Piotr Klich
2001 Estes Ave.
Elk Grove Village, IL 60007

Prepared by:
Stephen Messutta
838 Busse Hwy
Park Ridge, IL 60068

THE GRANTOR 7743, LLC, an Illinois limited liability company, having a principal office at 2311 Touhy Avenue, Elk Grove Village, Illinois 60007, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid and receipt whereof is hereby acknowledged, CONVEYS and WARRANTS to Grantee(s) PKS HOLDING, LLC, an Illinois limited liability company, having a principal office at 2301-2311 Touhy Ave., Elk Grove Village, IL 60007, the following real estate in the VILLAGE OF ELK GROVE VILLAGE, COOK COUNTY, State of Illinois, to wit:

THE WEST 5.72 FEET OF LOT 37 AND ALL OF LOTS 38, 39 AND 40, ALL IN CENTEX INDUSTRIAL PARK UNIT 6, BEING A SUBDIVISION IN SECTIONS 26 AND 35 TOWNSHIP 41 NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY ILLINOIS ON DECEMBER 8 1961 AS DOCUMENT NUMBER LR2011608, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2301-2311 Touhy Avenue, Elk Grove Village, IL 60007

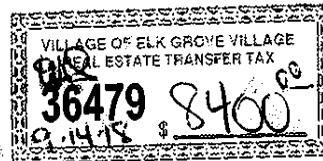
PIN: 08-35-200-025-0000

SUBJECT TO: general real estate taxes not yet due and payable as of the date hereof; acts done by or suffered through Grantee; and the "Permitted Exceptions" shown on attached Exhibit A.

In Witness Whereof, the Grantor has caused this Deed to be signed this 14th day of September, 2018.

7743, LLC, an Illinois limited liability company

By: [Signature]
Joseph O. Farias, Manager



By: [Signature] SEE NEXT PAGE FOR ACKNOWLEDGEMENT
Fred Farias, Manager


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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

+ Fred Farias

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that **Joseph O. Farias** as **Manager ("Manager")** of **7743, LLC, an Illinois limited liability company ("Company")**, 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 as such Manager for said Company for the uses and purposes therein set forth.

Given under my hand and notarial seal this 14th day of September, 2018.



Notary Public

SEAL:





My Commission Expires On: 0-15-19

This instrument was prepared by Stephen S. Messutta, 838 Busse Hwy., Park Ridge, IL 60068.

EXHIBIT A - PERMITTED EXCEPTIONS

1. Encroachment of the blacktop pavement located mainly on the land to the East onto the insured property as depicted on survey made by Certified Survey Co. dated **August 3, 2018** as Order Number **881781 (Y)**.
2. Rights of the public or quasi public utilities as disclosed by survey made by Certified Survey Co. dated **August 3, 2018** as Order Number **881781 (Y)** depicting overhead wires, sanitary sewer manholes and catch basins.
3. Utility letter dated October 13, 1998 by Ed ORourke stating that Nicor Gas has no unrecorded private property easements located on or across the described property; however Nicor Gas may have gas service pipes extending from gas system mains, which pipes may provide gas service to the insured property.
Note: The building does not encroach over the location of the service pipes, if any.
4. Easements for public utilities, sewer, water and drainage as shown on the plat of Centex Industrial Park Unit No. 6, recorded December 8, 1961 as document 18350756 and filed as document LR2011608, over and upon the North 25 feet of the land.
5. Easements for public utilities and drainage as shown on the plat of Centex Industrial Park Unit Number 6, recorded December 8, 1961 as document 18350756 and filed as document LR2011608 over and upon the South 10 feet of the land.
6. Easement over the areas marked with dotted lines and marked "easement" for the purpose of installing and maintaining all equipment necessary for the purpose of serving the subdivision and other property with telephone and electric service, together with the right to overhang aerial service wires over all lots within the easement area and also with right of access thereto, as granted to the Illinois Bell Telephone Company and the Commonwealth Edison Company and their respective successors and assigns, and as shown on the plat of Centex Industrial Park Unit Number 6, recorded December 8, 1961 as document 18350756 and filed as document LR2011608.
7. Building lines as shown on the plat of Centex Industrial Park Unit Number 6 recorded December 8, 1961 as document 18350756 and filed as document LR2011608 over the North 25 feet of the land.

REAL ESTATE TRANSFER TAX		22-Sep-2018
	COUNTY:	1,400.00
	ILLINOIS:	2,800.00
	TOTAL:	4,200.00
08-35-200-025-0000 20180901679077 0-776-661-152		