

SC150 281248

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TRUSTEES'S SPECIAL WARRANTY DEED

Doc#: 1827619180 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/03/2018 10:42 AM Pg: 1 of 5

Return Deed to:
Patricia Gregory
Pachter, Gregory & Raffaldini, P.C.
100 Village Green, Ste. 200
Lincolnshire, IL 60069

Dec ID 20180801666791
ST/CO Stamp 1-081-129-120 ST Tax \$1,150.00 CO Tax \$575.00

Mail Tax Bills to:
Vequity LLC Series XLI-
Melrose Park
400 N. State St., Ste. 400
Chicago, IL 60654-5624

THIS AGREEMENT, made this 21st day of September, 2018, between IRA ROGAL, as Trustee of the FAYE ALPORT TRUST dated June 1, 2006, of LaGrange, Illinois, the party of the first part, and VEQUITY LLC SERIES XLI MELROSE PARK, a Delaware series limited liability company, 400 N. State St., Ste. 400, Chicago, Illinois 60654-5624, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of TEN AND no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority vested in IRA ROGAL, as Trustee of said Trust, by these presents does REMISE, RELEASE, ALIEN and CONVEY in fee simple unto the party of the second part and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Legal Description attached hereto as Exhibit A.

Permanent Real Estate Number(s): 15-03-100-004, 15-03-100-005, 15-03-100-001,
15-03-100002, 15-03-100-003, 15-03-100-023

Address(es) of real estate: 2400-2410 W. North Ave., 1834 N. 24th ~~St.~~ Ave, Melrose Park, Illinois

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or 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 the party of the second part, its heirs and assigns forever. And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged,

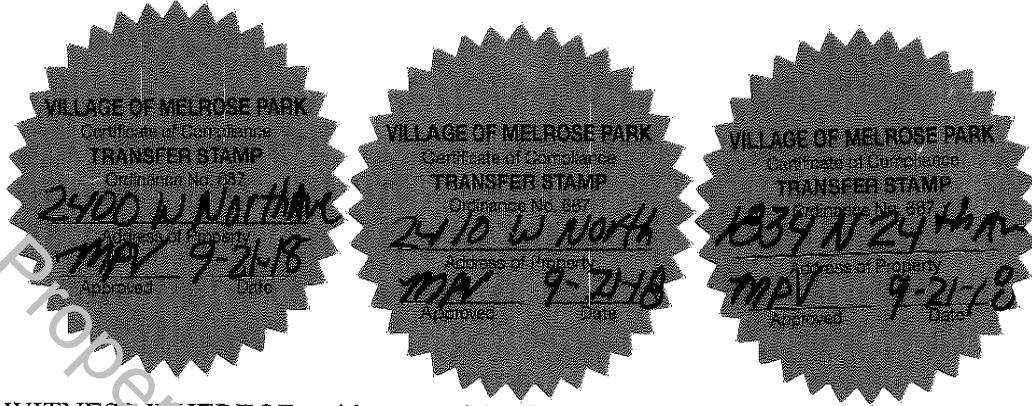


| | |
|-----------|----------|
| COUNTY: | 575.00 |
| ILLINOIS: | 1,150.00 |
| TOTAL: | 1,725.00 |

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except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

THE EXCEPTIONS SHOWN ON EXHIBIT B, ATTACHED HERETO AND INCORPORATED HEREIN.



IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its IRA ROGAL, as Trustee of the FAYE ALPORT TRUST DATED June 1, 2006, the day and year first above written.

FAYE ALPORT TRUST Dated
June 1, 2006

By: *IRA ROGAL*
IRA ROGAL, Trustee

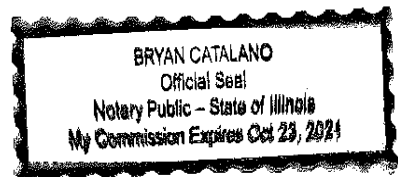
State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that IRA ROGAL, as Trustee of the Faye Alport Trust dated June 1, 2006, 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, sealed and delivered the said instrument as his free and voluntary act as such trustee, for the use and purposes therein set forth.

Given under my hand and official seal, this 13 day of September, 2018.

Bryan Catalano
Notary Public

This instrument was prepared by:
Robert J. Wagner
ROBERT J. WAGNER, P.C.
108 N. Walkup Avenue
Crystal Lake, IL 60014
815/455-1448 // Facsimile 815/477-8399
mayorbob@ameritech.net



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EXHIBIT "A"

Legal Description

PARCEL ONE:

LOTS 4 AND 5 (EXCEPT THAT PART LYING NORTH OF A LINE BEGINNING AT A POINT ON THE WEST LINE OF LOT 1, THAT IS 64.55 FEET SOUTH OF THE NORTH WEST CORNER OF SAID LOT 1; THENCE EASTERLY TO A POINT IN THE EAST LINE OF LOT 5, SAID POINT BEING 64.42 FEET SOUTH OF THE NORTH EAST CORNER OF LOT 5) IN NORTH AVENUE ADDITION TO MELROSE PARK, A SUBDIVISION OF THE NORTH 63 ACRES OF THE NORTH WEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

(Commonly known as 2400 W North Ave, Melrose Park, IL. PINs 15-03-100-004 and 15-03-100-005)**

PARCEL TWO:

LOTS 1, 2 AND 3 (EXCEPT THAT PART LYING NORTH OF A LINE BEGINNING AT A POINT ON THE WEST LINE OF LOT 1 WHICH IS 64.55 FEET SOUTH OF THE NORTH WEST CORNER OF SAID LOT 1; THENCE EASTERLY TO A POINT ON THE EAST LINE OF LOT 5, SAID POINT BEING 64.42 FEET SOUTH OF THE NORTH EAST CORNER OF LOT 5) IN NORTH AVENUE ADDITION TO MELROSE PARK, A SUBDIVISION OF THE NORTH 63 ACRES OF THE NORTH WEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

(Commonly known as 2410 W North Ave, Melrose Park, IL 60160
PINs 15-03-100-001, 15-03-100-002 and 15-03-100-003)**

PARCEL THREE:

That part of Lots 1, 2, 3, 4, and 5 in North Avenue Addition to Melrose Park, a Subdivision of the North 63 acres of the Northwest Quarter of Section 3, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, bounded and described as follows: Beginning at a point on the East line of said Lot 5, 60.58 feet North of the Southeast corner of said Lot; thence North along the East line of said Lot 5, a distance of 47.0 feet; thence West along a line parallel with and 17.42 feet South of the North line of said Lots 1, 2, 3, 4, and 5, a distance of 220.0 feet; thence Southwesterly a distance of 52.76 feet, more or less, to a point, said point being 60.45 feet North of and 17.5 feet East of the Southwest corner of said Lot 1; thence Easterly a distance of 243.93 feet, to the Point of Beginning.

(Unassessed parcel lying northerly of Lots 1, 2, 3, 4 and 5 and shown as taken for road. No common address. No PIN.)

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EXHIBIT "A"

Legal Description

PARCEL FOUR:

Lot 243 in North Avenue Addition to Melrose Park, being a Subdivision of the North 63 acres of the Northwest 1/4 of Section 3, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

N 24th

(Commonly known as 1834 ~~West~~ ^{N 24th} Ave, Melrose Park, IL. PIN 15-03-100-023)**

**NOTE: The common known addresses and PINs have been added for information only as an accommodation as requested by the insured; no additional coverage is provided by showing this additional information.

Property of Cook County Clerk's Office

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Exhibit B to Deed

Permitted Exceptions

1. Taxes for the year(s) 2018 & thereafter.
2018 taxes are not yet due or payable.
2. Grantor State of Illinois Dept of Transportation reserves to itself or its assignee the right to reenter the northerly 10 feet of this parcel for inspection, maintenance, repair, construction, or reconstruction of the sewers and drainage system appurtenant to Illinois Route 64 (North Avenue) subject to an obligation by Grantor to repair damages occasioned thereby, as disclosed and reserved in quit claim deed from State of Illinois Dept of Transportation to Lee Alport and Faye Alport recorded Oct 22 1990 as document 90515067.

(Parcel Three)

3. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document.

Recording Date: October 22, 1990

Recording No: 90515067

Including Agreement of Irrevocable Option to purchase in favor of State of Illinois Dept of Transportation for the same price per square foot that Lee Alport paid for the parcel of land at the public auction; Said agreement of irrevocable option is binding on Lee Alport, his heirs, assigns and successors in interest.

(Parcel Three)

4. Permanent Easements and permanent subterranean easement for the purpose of and authority to construct, reconstruct, repair, maintain and operate a certain part of the sewer upon over and across said premises granted by Lee Alport and Faye Alport, his wife to Metropolitan Water Reclamation district of Greater Chicago, recorded November 22, 1990 as document 90572760.

(Affects all parcels)

5. Matters shown on that certain ALTA Survey prepared by Krisch Land Surveying, LLC dated September 14, 2018.