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Warranty Deed
Statutory (ILLINOIS)

Doc#. 1900208203 Fee: \$54.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/02/2019 10:25 AM Pg: 1 of 4

Dec ID 20181201654628
ST/CO Stamp 0-701-621-920 ST Tax \$217.50 CO Tax \$108.75

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Call

18NW7136588RM/RO

This WARRANTY DEED, is made as of the 17th day of December, 2018, between **ORLAND PARK, LLC**, an Illinois Limited Liability Company, created and existing by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, and pursuant to the authority given by the Manager of said Illinois Limited Liability Company (the "Grantor"), and **DEEMA PROPERTIES, LLC**, an Illinois limited liability company (the "Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does **REVEIVE, RELEASE, ALIEN, AND CONVEY** unto the Grantee and its successors and assigns, **FOREVER**, all of the following described real estate, situated in the County of Cook, and State of Illinois known and described as follows, to wit:

LEGAL DESCRIPTION



PARCEL 1:

LOT "A-2", EXCEPT THAT PART THEREOF THAT LIES SOUTH OF A LINE DRAWN FROM A POINT IN THE WESTERLY LINE OF SAID LOT THAT IS 83 FEET NORTHERLY OF THE SOUTH WEST CORNER OF SAID LOT, TO A POINT IN THE EAST LINE OF SAID LOT THAT IS 160 FEET NORTH OF THE SOUTH EAST CORNER OF SAID LOT IN HANOVER GARDEN SUBDIVISION; AND PART OF LOT "A-3" DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF SAID LOT; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID LOT A DISTANCE OF 15 FEET; THENCE SOUTHWESTERLY TO A POINT ON THE EAST LINE OF SAID LOT "A-3", WHICH POINT IS 83 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT TO THE POINT OF BEGINNING IN HANOVER GARDEN SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN HANOVER TOWNSHIP, IN COOK COUNTY, ILLINOIS.

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PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS OVER THAT PART OF LOT "A-3" IN SAID HANOVER GARDEN SUBDIVISION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH EAST CORNER OF SAID LOT "A-3"; THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID LOT "A-3" A DISTANCE OF 83 FEET; THENCE NORTHERLY TO A POINT IN THE NORTH LINE OF SAID LOT "A-3", WHICH IS 15 FEET WEST OF THE NORTH EAST CORNER OF SAID LOT "A-3"; THENCE SOUTHWESTERLY ALONG A LINE WHICH IS PARALLEL TO AND 15 FEET WEST OF THE EAST LINE OF SAID LOT "A-3" TO A POINT ON THE SOUTH LINE OF SAID LOT "A-3"; THENCE EAST 15 FEET ALONG THE SOUTH LINE OF SAID LOT "A-3" TO THE POINT OF BEGINNING IN HANOVER GARDEN SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN HANOVER TOWNSHIP, IN COOK COUNTY, ILLINOIS, AS CREATED BY DEED FROM FIRST NATIONAL BANK OF WAUKEGAN, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 28, 1964 AND KNOWN AS TRUST NUMBER 1756, TO CHECKERBOARD PROPERTIES, INC., A DELAWARE CORPORATION, DATED MARCH 10, 1969 AND RECORDED APRIL 9, 1969 AS DOCUMENT 20805282 FOR THE BENEFIT OF GRANTEE, SUCCESSORS AND ASSIGNS, IN COOK COUNTY, ILLINOIS.

Property Index Number(s): 06-25-401-031-0000

Address of Real Estate: 7420 Barrington Road, Hanover Park, Illinois 60103-2202

Together with all of Grantor's right, title and interest in and to the improvements, hereditaments, easements and appurtenances thereto belonging, or in any way 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, either in law or equity, of, in and to the above described premises, together with such improvements, hereditaments, easements and appurtenances (collectively, the "Property"). TO HAVE AND TO HOLD the Property, unto Grantee and Grantee's successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's successors and assigns, that Grantor 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, and WILL WARRANT AND DEFEND against all persons lawfully claiming or to claim the same by, through or under Grantor, subject to those exceptions set forth on EXHIBIT A attached hereto and made a part hereof.

[SIGNATURE PAGE TO FOLLOW]

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IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the day and date first above written.

GRANTOR:




Jacob Sadoff, as Authorized Member-Manger of Orland Park, LLC

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT JACOB SADOFF, as Authorized Member-Manger of Orland Park, 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of December, 2018




NOTARY PUBLIC

**THIS INSTRUMENT
WAS PREPARED BY:**

George Kalantzis
Kalantzis Law Firm
1861 Hicks Road
Suite B
Rolling Meadows, Illinois
60008

**AFTER RECORDING
PLEASE MAIL TO:**

THOMAS J. SPANAN
ATTY
10500 W. CERMACK
WESTCHESTER, IL,
60154

**SEND SUBSEQUENT TAX
BILLS TO:**

DEEMA PROPERTIES,
LLC
4068 GARDEN AVE
WESTERN SPRINGS, IL
60558

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EXHIBIT A

PERMITTED EXCEPTIONS

1. Presently existing unpaid general real estate taxes not due and payable as of the Closing.
2. Covenants, conditions, easements and restrictions of records.
3. Cross access and signage easement agreement dated July 13, 2007 and recorded August 9, 2007 as document 0722133077 and rerecorded September 26, 2007 as document 0726918100 by and between J&P Properties, LLC and JPMorgan Chase Bank, National Association.
4. Landscape easement dated November 17, 2011 and recorded December 2, 2011 as document 1133622076 by and between J&P Properties, LLC and the Village of Hanover Park.

Property of Cook County Clerk's Office