

UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY:

Kevin M. Kinney, Esq.
BENDERSON DEVELOPMENT COMPANY, LLC
7978 Cooper Creek Blvd.
University Park, FL 34201

Doc#: 1907113042 Fee: \$56.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/12/2019 09:40 AM Pg: 1 of 5

Dec ID 20190301615076
ST/CO Stamp 1-966-159-264

AFTER RECORDING RETURN TO:

BENDERSON DEVELOPMENT COMPANY, LLC
7978 Cooper Creek Blvd.
University Park, FL 34201
Attention: Legal Department

YVL-CRE-2019CO-801.0

SPECIAL WARRANTY DEED Illinois

THIS INDENTURE, made as of the 31st day of December, 2018, between **RONALD BENDERSON, RANDALL BENDERSON and DAVID H. BALDAUF as Trustees under Trust Agreement dated October 14, 1985 known as the Benderson 85-1 Trust**, whose address is 7978 Cooper Creek Boulevard, University Park, Florida 34201 ("Grantor") to and in favor of **DELTA SONIC CARWASH SYSTEMS, INC.**, a New York corporation, whose address is 570 Delaware Avenue, Buffalo, New York 14202 ("Grantee") WITNESSETH, that the Grantor, for and in consideration of the sum of ONE and NO MORE Dollars (\$1.00 and no more) and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to his heirs and assigns, FOREVER, the real property and improvements located thereon situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and by this reference made a part hereof, 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 the Grantor, 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 Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors 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, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming any right, title or interest in or to the same.

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Exempt under the provisions of Paragraph e, 35 ILCS 200/31-45.

Date: December 31, 2018

Buyer/Seller/ Representative: Kevin McKinney

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents the day and year first above written.

RONALD BENDERSON, RANDALL BENDERSON
and DAVID H. BALDAUF as Trustees under Trust
Agreement dated October 14, 1985 known as the
Benderson 1985- Trust

[Signature]

By: Randall Benderson *kin*
Title: Trustee

[Signature]

By: David H. Baldauf *kin*
Title: Trustee

Property of Cook County Clerk's Office

STATE OF FLORIDA)

SS:)

COUNTY OF MANATEE)

On the 31st day of December in the year 2018, before me, the undersigned, a notary public in and for said state, personally appeared Randall Benderson personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument was authorized by the person upon which the individual acted, executed the instrument.

Kevin McKinney

Notary Public

STATE OF FLORIDA)

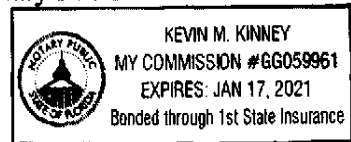
SS:)

COUNTY OF MANATEE)

On the 31st day of December in the year 2018, before me, the undersigned, a notary public in and for said state, personally appeared David H. Baldauf, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument was authorized by the person upon which the individual acted, executed the instrument.

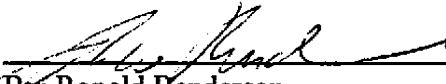
Kevin McKinney

Notary Public



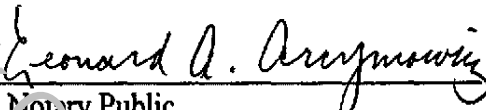
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RONALD BENDERSON, RANDALL BENDERSON
and DAVID H. BALDAUF as Trustees under Trust
Agreement dated October 14, 1985 known as the
Benderson 85-1 Trust


By: Ronald Benderson *RB*
Title: Trustee



STATE OF NEW YORK)
 SS:)
COUNTY OF ERIE)

On the 31st day of December in the year 2018, before me, the undersigned, a notary public in and for said state, personally appeared Ronald Benderson, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument was authorized by the person upon which the individual acted, executed the instrument.


Notary Public

LEONARD A. ARCYMOWICZ
Notary Public, State of New York
No. 01AR5060717
Qualified in Erie County
Commission Expires May 20, 2022



REAL ESTATE TRANSFER TAX		11-Mar-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

28-04-202-055-0000 | 20190301615076 | 1-966-159-264

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EXHIBIT A

The East ½ (except the West 333 feet thereof) of the North 100 feet of Lot 6 in Arthur T. McIntosh & Company's Richwood Farms, being a subdivision of the East ½ of the Northwest ½ of Section 4, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 28-04-202-055-0000

Address: 13718 Cicero Avenue, Crestwood, Illinois 60445

Send property tax statements to:

Delta Sonic Carwash Systems, Inc.
570 Delaware Avenue
Buffalo, New York 14202

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY 565 ILCS 5/3-6020 (from Ch. 34, par. 3-6020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 12 | 31 | 2018

SIGNATURE: *Kathleen C. West*
GRANTOR or AGENT *attorney*

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

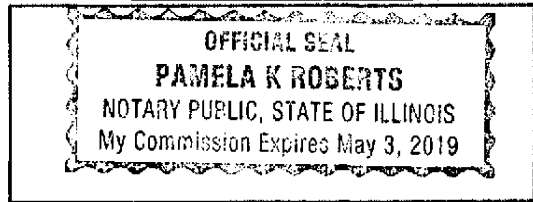
Pamela K. Roberts

Subscribed and sworn to before me, Name of Notary Public: Ronald Benderson, Randall Benderson & David H. Baldauf as
Trustee under T/A dated 10/14/85 known as
By the said (Name of Grantor): Benderson Trust

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 31 | 2018

NOTARY SIGNATURE: *P. Roberts*



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 12 | 31 | 2018

SIGNATURE: *Kathleen C. West*
GRANTEE or AGENT *attorney*

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

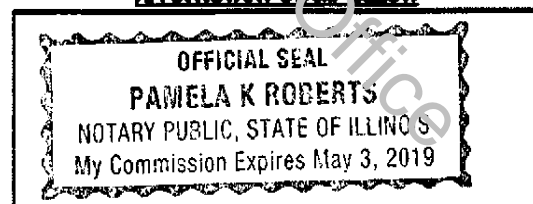
Pamela K. Roberts

By the said (Name of Grantee): Delta Sonic Carwash Systems, Inc.

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 31 | 2018

NOTARY SIGNATURE: *P. Roberts*



CRIMINAL LIABILITY NOTICE

Pursuant to Section **565 ILCS 5/3-6020(b)(2)**, Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)