

# UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY:

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

Doc#: 1907113023 Fee: \$58.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 03/12/2019 09:35 AM Pg: 1 of 6

Dec ID 20190301614599  
ST/CO Stamp 1-585-755-552

AFTER RECORDING RETURN TO:

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

YVL-CRC-2019CO-8000

## SPECIAL WARRANTY DEED Illinois

THIS INDENTURE, made as of the 31st day of December, 2018, between **BENDERSON PROPERTIES, INC.**, (formerly known as Benderson Development Company, Inc.), a New York corporation, whose address is 7978 Cooper Creek Boulevard, #100, 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 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 reversion, 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.

SUBJECT TO easements, covenants, conditions and restrictions of record, if any.

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 Property Tax Code.

Date: December 31, 2018

Buyer/Seller/ Representative: *Theresa McHenry*

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

**BENDERSON PROPERTIES, INC.,** (formerly known as Benderson Development Company, Inc.),

*David H. Baldauf*  
By: David H. Baldauf *DMH*  
Title: Vice President

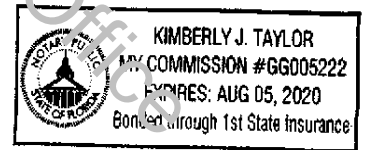
STATE OF FLORIDA

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, as Vice President of Benderson Properties, Inc., 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.

*Kimberly J. Taylor*  
Notary Public



REAL ESTATE TRANSFER TAX

11-Mar-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

02-12-200-099-0000

| 20190301614599 | 1-585-755-552

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## EXHIBIT A

(See attached page)

PIN: 02-12-200-099-0000

Address: 1245 East Dundee Rd. Palatine, IL 60067

**Send property tax statements to:**  
Delta-Sonic Carwash Systems, Inc.  
570 Delaware Avenue  
Buffalo, New York 14202

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****EXHIBIT "A"**

LEGAL DESCRIPTION OF PART OF FUTURE LOT 1 IN KITTY'S KORNER UNIT 1 OWNED BY COSMOPOLITAN NATIONAL BANK OF CHICAGO

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER QUARTER SECTION: THENCE SOUTHERLY ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION, 198.68 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 82 DEGREES 41 MINUTES 44 SECONDS TO THE RIGHT OF A PROLONGATION OF SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, 78.11 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 53 DEGREES 43 MINUTES 25 SECONDS TO THE RIGHT OF A PROLONGATION OF THE LAST DESCRIBED LINE, 145.00 FEET TO THE SOUTHERLY LINE OF DUNDEE ROAD AS WIDENED; THENCE NORTH 89 DEGREES 50 MINUTES 26 SECONDS WEST ALONG SAID SOUTHERLY LINE OF DUNDEE ROAD AS WIDENED, BEING A LINE FORMING AN ANGLE OF 46 DEGREES 23 MINUTES 50 SECONDS TO THE LEFT OF A PROLONGATION OF THE LAST DESCRIBED LINE AND INTERSECTING THE WEST LINE OF SAID QUARTER QUARTER SECTION AT A POINT 101.15 FEET, AS MEASURED ALONG SAID WEST LINE, SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER QUARTER SECTION, 889.13 FEET TO A POINT ON SAID SOUTHERLY LINE 259.59 FEET, AS MEASURED ALONG SAID SOUTHERLY LINE, EAST OF THE INTERSECTION OF SAID SOUTHERLY LINE OF DUNDEE ROAD AS WIDENED WITH THE WEST LINE OF SAID QUARTER QUARTER SECTION, SAID POINT BEING THE PLACE OF BEGINNING; THENCE SOUTH 00 DEGREES 09 MINUTES 34 SECONDS WEST AT RIGHT ANGLES TO SAID SOUTHERLY LINE OF DUNDEE ROAD AS WIDENED, 286.00 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 26 SECONDS WEST PARALLEL WITH SAID SOUTHERLY LINE OF DUNDEE ROAD AS WIDENED, 215.90 FEET TO THE EASTERLY LINE OF THE PRIVATE ROAD COMMONLY KNOWN AS BALDWIN LANE, BEING A LINE 44.00 FEET, AS MEASURED AT RIGHT ANGLES, EAST OF AND PARALLEL WITH THE WEST LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTH 00 DEGREES 13 MINUTES 23 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, 207.05 FEET TO A POINT OF CURVATURE, SAID POINT BEING 1139.47 FEET, AS MEASURED ALONG SAID LAST DESCRIBED PARALLEL LINE, NORTH OF THE INTERSECTION OF SAID PARALLEL LINE WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTHERLY ALONG A CURVED LINE CONVEX WESTERLY, HAVING A RADIUS OF 485.50 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 62.30 FEET TO A POINT OF REVERSE CURVATURE (THE CHORD OF SAID ARC BEARS NORTH 03 DEGREES 53 MINUTES 57 SECONDS EAST, 62.26 FEET); THENCE NORTHERLY ALONG A CURVED LINE CONVEX EASTERLY, HAVING A RADIUS OF 250.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 16.91 FEET TO A POINT ON SAID SOUTHERLY LINE OF DUNDEE ROAD AS WIDENED, 49.59 FEET, AS MEASURED ALONG SAID SOUTHERLY LINE OF DUNDEE ROAD AS WIDENED, EAST OF THE INTERSECTION OF SAID SOUTHERLY LINE WITH WEST LINE OF SAID QUARTER QUARTER SECTION (THE CHORD OF SAID ARC BEARS NORTH 05 DEGREES 38 MINUTES 16 SECONDS EAST, 16.91 FEET); THENCE SOUTH 89 DEGREES 50 MINUTES 26 SECONDS EAST ALONG SAID SOUTH LINE OF DUNDEE ROAD AS WIDENED, 210.00 FEET TO THE PLACE OF BEGINNING, EXCEPTING FROM THE AFOREDESCRIBED TRACT OF LAND ALL THAT PART THEREOF LYING NORTH OF A LINE 210.00 FEET, AS MEASURED AT RIGHT ANGLES, TO THE EAST LINE OF SAID TRACT AS EXTENDED SOUTH, SOUTH OF AND PARALLEL WITH SAID SOUTH LINE OF DUNDEE ROAD AS WIDENED, IN COOK COUNTY, ILLINOIS.

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## PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of DUPAGE

Kathleen C. West, Attorney, being duly sworn on oath, states that her office is resides at 111 E. Jefferson Ave., Naperville, IL. 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 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 acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one 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 in eresis therein for use as right of way fro railroads or other public utility facilities, which does not involve any new streets or easements 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 parcels 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 easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-310, 1 eff. October 1, 1977.

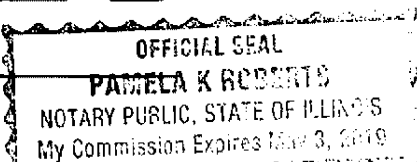
CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Kathleen C. West  
Kathleen C. West, Attorney

SUBSCRIBED and SWORN to before me

this 31st day of Decmeber, 2018.



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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 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, attorney  
GRANTOR or AGENT

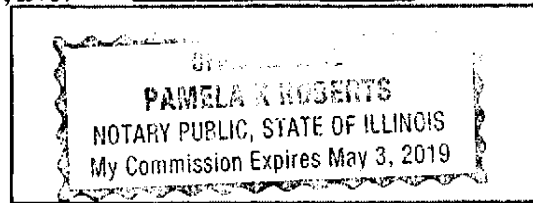
### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Pamela K. Roberts

By the said (Name of Grantor): BENDERSON PROPERTIES, INC. **AFFIX NOTARY STAMP BELOW**

On this date of: 12 | 31 | 2018

NOTARY SIGNATURE: [Signature]



### 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, attorney  
GRANTEE or AGENT

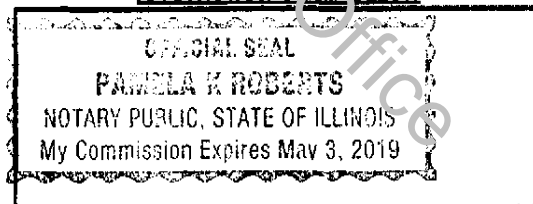
### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Pamela K. Roberts

By the said (Name of Grantee): DELTA SONIC CAR WASH SYSTEMS, INC. **AFFIX NOTARY STAMP BELOW**

On this date of: 12 | 31 | 2018

NOTARY SIGNATURE: [Signature]



**CRIMINAL LIABILITY NOTICE**  
Pursuant to Section 55 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)**)