

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

This instrument was prepared by:  
Samuel A. Orticelli, Esq.  
3N831 Bittersweet Ln.  
St. Charles, Illinois 60175



Doc# 1910634001 Fee \$48.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/16/2019 09:10 AM PG: 1 OF 6

After recording return to:

~~Martin Ptasinski, Esq.~~  
~~8517 Archer Avenue~~  
~~Willow Springs, Illinois 60480~~

Rafal Property, Inc.  
6401 W. 66<sup>th</sup> Pl.  
Bedford Park, IL 60638

(The Above Space For Recorder's Use Only)

THE GRANTOR, 6499 West 65<sup>th</sup> Street, L.L.C., an Illinois limited liability company ("Grantor"), with its principal place of business located at 116 W. Hubbard, Chicago, IL 60654, for and in consideration of Ten & 00/100 Dollars, and other good and valuable consideration in hand paid, does hereby GRANT, SELL, REMISE, RELEASE AND CONVEY to **Rafal Property, Inc.**, an Illinois corporation, with its principal place of business located at 6401 W. 66<sup>th</sup> Place, Bedford Park, IL 60638 ("Grantee"), the following described Real Estate situated in the County of Cook in the State of Illinois (the "Fee Parcel"), to wit:

THAT PART OF THE NORTH 250 FEET OF THE SOUTH 320 FEET OF THE WEST 93 FEET OF THE EAST 118 FEET OF NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 320 FEET WITH THE WEST LINE OF THE EAST 25 FEET OF SAID NORTHEAST 1/4; THENCE SOUTH 00 DEGREES 25 MINUTES 32 SECONDS EAST ALONG THE WEST LINE OF SAID EAST 25 FEET, 220.47 FEET; THENCE SOUTH 53 DEGREES 24 MINUTES 20 SECONDS WEST, 49.55 FEET TO THE SOUTH LINE OF THE NORTH 250 FEET OF THE SOUTH 320 FEET OF SAID NORTHEAST 1/4; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE, 53.00 FEET TO THE WEST LINE OF THE EAST 118 FEET OF SAID NORTHEAST 1/4; THENCE NORTH 00 DEGREES 25 MINUTES 32 SECONDS WEST ALONG SAID WEST LINE, 250.01 FEET TO THE NORTH LINE OF THE SOUTH 320 FEET OF SAID NORTHEAST 1/4; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE, 93.00 FEET TO THE PLACE OF BEGINNING.

Property Address: 6401 W. 66<sup>th</sup> Place, Bedford Park, Illinois 60638  
PIN: Part of 19-19-217-082-0000

FIRST AMERICAN TITLE  
FILE # 2954209

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or 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, in and to the above described Fee Parcel.

TO HAVE AND TO HOLD the said premises above described, with the appurtenances, unto the Grantee, its successors and assigns, forever.

Grantor, for itself, and its successors, does hereby covenant, promise and agree to and with the Grantee, its successors and assigns, that it has not done, or suffered to be done, anything whereby the Fee Parcel is, or may be, in any manner encumbered or charged, except as herein recited; and that it will warrant and defend the said Fee Parcel against all persons lawfully claiming by, through or under Grantor.

Grantor reserves unto itself, its successors and assigns, a non-exclusive perpetual easement for ingress and egress over the following portion of the Fee Parcel:

THE WEST 12 FEET OF THE EAST 118 FEET OF THE NORTH 20 FEET OF THE SOUTH 320 FEET OF NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The location of the foregoing reserved easement is depicted as shaded area on Exhibit A attached hereto as "12' x 20' Ingress and Egress Easement", and is for the benefit of and appurtenant to the property owned by Grantor and located immediately to the west of the Fee Parcel.



IN WITNESS WHEREOF, all of the Members of Grantor have executed this Special Warranty Deed as of this 1<sup>st</sup> day of April, 2019.

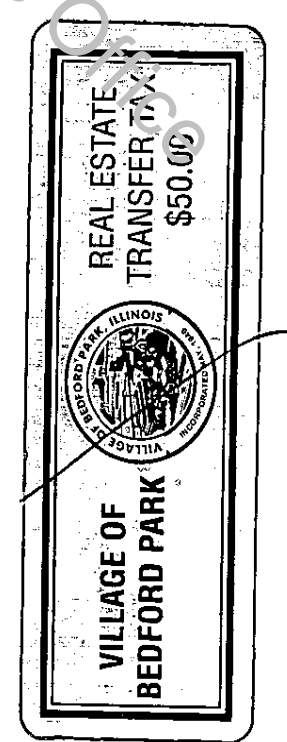
6499 West 65<sup>th</sup> Street, LLC

X By: Martin J. Flaska  
Martin J. Flaska, Member

X By: Elissa K. Piano-Flaska  
Elissa K. Piano-Flaska, Member

Being all of the Members of 6499 West 65<sup>th</sup> Street, L.L.C.

<b>REAL ESTATE TRANSFER TAX</b>		10-Apr-2019
	COUNTY:	125.00
	ILLINOIS:	250.00
	TOTAL:	375.00
19-19-217-082-0000   20190301623736   0-010-703-776		



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## SPECIAL WARRANTY DEED

This instrument was prepared by:  
 Samuel A. Orticelli, Esq.  
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 St. Charles, Illinois 60175

After recording return to:

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THAT PART OF THE NORTH 250 FEET OF THE SOUTH 320 FEET OF THE WEST 93 FEET OF THE EAST 118 FEET OF NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 320 FEET WITH THE WEST LINE OF THE EAST 25 FEET OF SAID NORTHEAST 1/4; THENCE SOUTH 00 DEGREES 25 MINUTES 32 SECONDS EAST ALONG THE WEST LINE OF SAID EAST 25 FEET, 220.47 FEET; THENCE SOUTH 53 DEGREES 24 MINUTES 52 SECONDS WEST, 49.55 FEET TO THE SOUTH LINE OF THE NORTH 250 FEET OF THE SOUTH 320 FEET OF SAID NORTHEAST 1/4; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE, 53.00 FEET TO THE WEST LINE OF THE EAST 118 FEET OF SAID NORTHEAST 1/4; THENCE NORTH 00 DEGREES 25 MINUTES 32 SECONDS WEST ALONG SAID WEST LINE, 250.01 FEET TO THE NORTH LINE OF THE SOUTH 320 FEET OF SAID NORTHEAST 1/4; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE, 93.00 FEET TO THE PLACE OF BEGINNING.

Property Address: 6401 W. 66<sup>th</sup> Place, Bedford Park, Illinois 60638  
 PIN: Part of 19-19-217-082-0000

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Martin J. Flaska, as one of the Members of 6499 West 65<sup>th</sup> Street, L.L.C., 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 and on behalf of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 13<sup>th</sup> day of March, 2019.

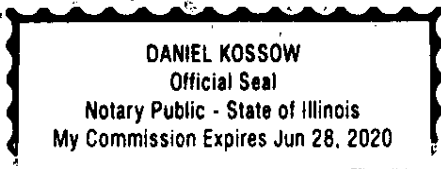


[Signature] (Notary Public)

STATE OF ILLINOIS, COUNTY OF Cook ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Elissa K. Piano-Flaska, as one of the Members of 6499 West 65<sup>th</sup> Street, L.L.C., 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for and on behalf of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 13<sup>th</sup> day of March, 2019.



[Signature] (Notary Public)

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EXHIBIT A to Special Warranty Deed

ALTANSPS LAND TITLE SURVEY  
6401 W. 66TH PLACE, BEDFORD PARK, ILLINOIS

12' x 30'  
INGRESS and EGRESS  
EASEMENT

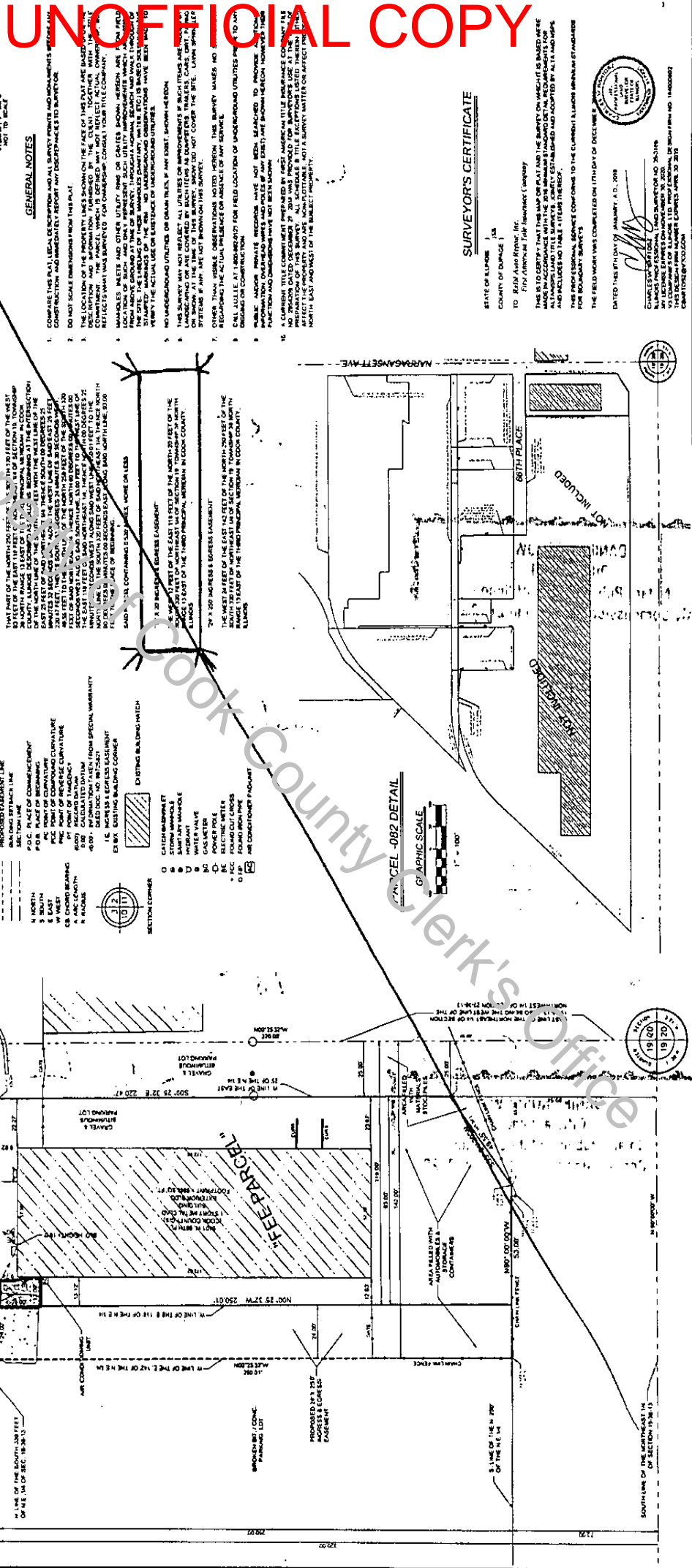
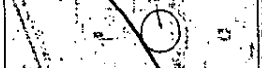
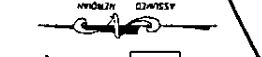
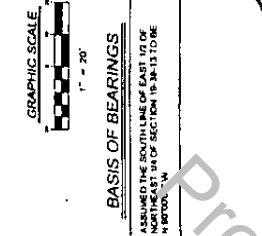


Table with columns for NO., DATE, BUILDING, EASEMENT OR TITLE COMMITMENT, DESCRIPTION, and DATE. Includes project information for Altansps Land Title Survey, 6401 W. 66th Place, Bedford Park, Illinois.



Engineers  
Scientists  
Surveyors

7325 Janss Avenue, Suite 100  
Woodstock, IL 60097  
630.724.8000 voice  
630.724.0384 fax  
v3100.com

Attorney at Law  
Law Office of Samuel A. Orlick  
34631 Sherman Road  
St. Charles, Illinois 60175  
630.648.8170

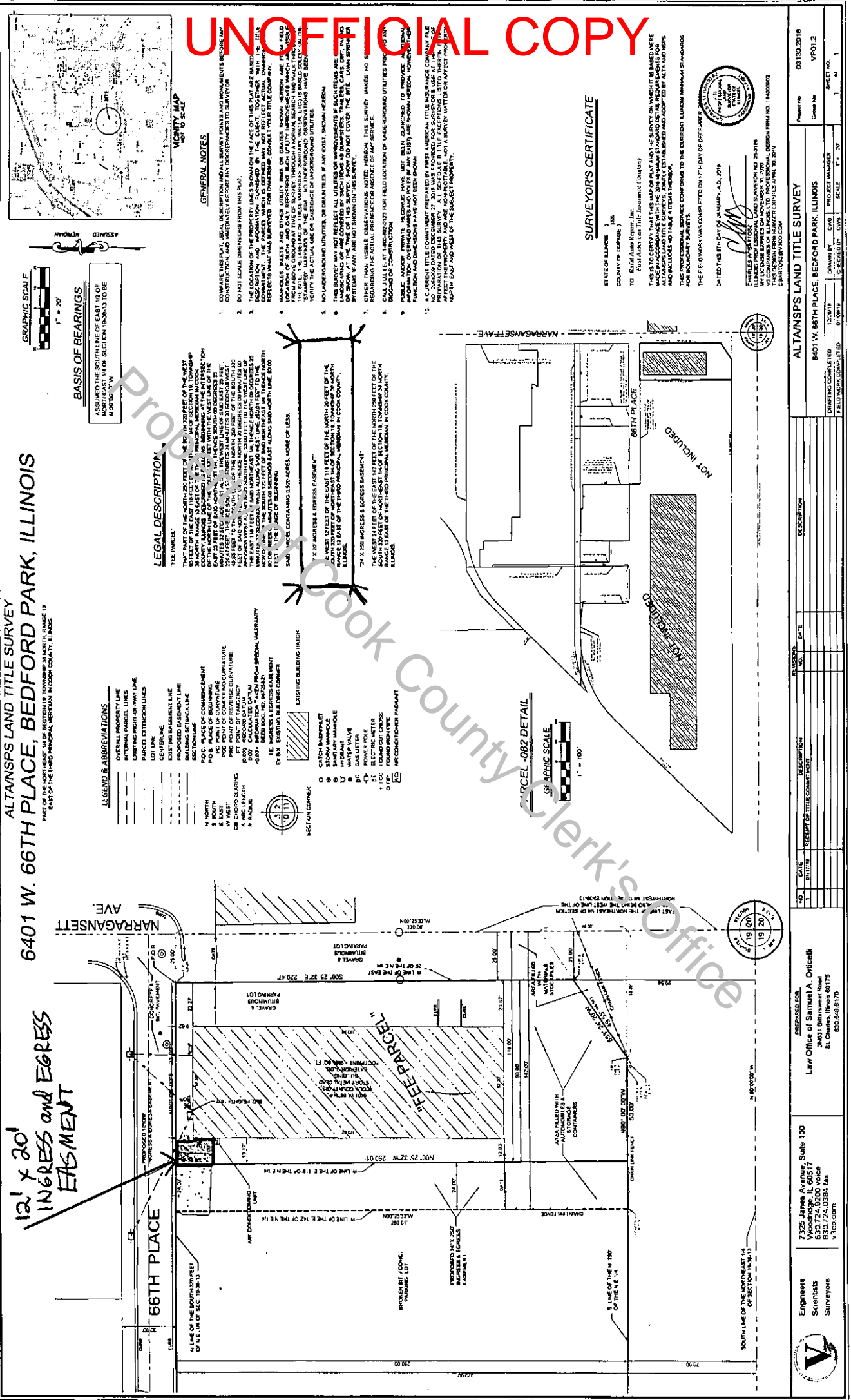
Project No. 03133.2018  
Contract No. VP01.2  
SHEET NO. 3 of 3



# EXHIBIT A to Special Warranty Deed

# UNOFFICIAL COPY

12' x 20' INGRESS and EGRESS EASEMENT



GRAPHIC SCALE  
1" = 20'

BASIS OF BEARINGS  
ASSUMED  
1" = 20'

ASSUMED THE SOUTHWEST CORNER OF EAST 1/2 OF NORTHWEST 1/4 OF SECTION 18-38-13 TO BE N 90° 00' 00" W

**LEGAL DESCRIPTION**

THE PARCEL

THAT PART OF THE NORTH 250 FEET OF THE 30' x 700 FEET OF THE WEST 1/2 OF SECTION 18-38-13, TOWNSHIP 19 NORTH, RANGE 13 EAST, 3RD MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

... [Detailed description of the parcel boundaries and easement locations] ...

- LEGEND & ABBREVIATIONS**
- OVERALL PROPERTY LINE
  - INTERNAL PARCEL LINES
  - - - EXISTING RIGHT-OF-WAY LINE
  - - - PARCEL EXTENSION LINES
  - LOT LINE
  - - - EXISTING EASEMENT LINE
  - PROPOSED EASEMENT LINE
  - BUILDING SETBACK LINE
  - SECTION LINE
  - PO.B. POINT OF BEGINNING
  - PC. POINT OF CURVATURE
  - PC. POINT OF TANGENCY
  - PT. POINT OF TANGENCY
  - PC. POINT OF CURVATURE
  - PT. POINT OF TANGENCY
  - CALCULATED DITCH
  - INFORMATION TAKEN FROM SPECIAL WARRANTY
  - EX. EXISTING EGRESS EASEMENT
  - EX. EXISTING BUILDING CORNER
  - SECTION CORNER
  - CATCH BASIN/PALLET
  - STORM MANHOLE
  - WATER MANHOLE
  - HYDRANT
  - WATER VALVE
  - GAS METER
  - ELECTRIC METER
  - F.C. FOUND OUT CROSS
  - FOUND BENCHMARK
  - AIR CONDITIONER PAD/MOUNT

**PARCEL-082 DETAIL**

GRAPHIC SCALE  
1" = 100'

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS  
COUNTY OF DUPAGE  
TO: Raed Adams, Inc.  
First American Title Insurance Company

THIS IS TO CERTIFY THAT THE MAP OR PLAN ON WHICH THIS SURVEY IS BASED WAS MADE IN ACCORDANCE WITH THE 2019 MINIMUM STANDARDS OF PRACTICE FOR SURVEYORS AND ENGINEERS AS ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND HAS NOT BEEN REVISIONED, REVOKED, SUSPENDED, OR OTHERWISE DECLARED VOID OR INVALID BY ANY COURT OF JUDICIAL AUTHORITY.

THE PROFESSIONAL SERVICE COMPLETED ON THE CURRENT EGRESS EASEMENT IS FOR BOUNDARY SURVEYS.

THE FIELD WORK WAS COMPLETED ON 17TH DAY OF DECEMBER, 2019.

DATED THIS 17TH DAY OF JANUARY, A.D. 2019.

CHARLES B. KORTLAND, Surveyor  
Professional No. 000000115  
Professional Seal No. 000000115  
1515 WEST WILSON AVENUE, SUITE 300  
CHICAGO, ILLINOIS 60614

**GENERAL NOTES**

- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS TO CONSTRUCTION AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
- DO NOT SCALE DIMENSIONS FROM THIS PLAT.
- THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE INFORMATION FURNISHED BY THE CLIENT TOGETHER WITH THE TITLE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT TOGETHER WITH THE REFERENCE TO ANY PREVIOUS SURVEY. THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE ACTUAL USE OF UNDERGROUND UTILITIES.
- MANHOLES, BASES AND OTHER UTILITY BARS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE SHOWN ON THIS PLAT. THE LABELING OF THESE MANHOLES, BARS, WATER, ETC IS BASED EXCLUSIVELY ON THE INFORMATION FURNISHED BY THE CLIENT AND THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE ACTUAL USE OF UNDERGROUND UTILITIES.
- NO UNDERGROUND UTILITIES OR BARRIERS IF ANY EXIST, SHOWN HEREON. THIS SURVEY DOES NOT REPRESENT ANY FIELD OR MANHOLES OF SUCH UTILITIES ARE SHOWN ON THIS PLAT. THE LABELING OF THESE MANHOLES, BARS, WATER, ETC IS BASED EXCLUSIVELY ON THE INFORMATION FURNISHED BY THE CLIENT AND THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE ACTUAL USE OF UNDERGROUND UTILITIES.
- OTHER THAN THE SURVEY (GENERAL NOTES) REFERRED TO HEREON, THIS SURVEY MAKES NO GUARANTEE REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
- CALL LITIGATION REGARDING THIS FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION.
- PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE A TRUE AND ACCURATE RECORD OF THE SURVEY. THE SURVEYOR HAS NOT SEARCHED ANY PUBLIC AND/OR PRIVATE RECORDS TO DETERMINE IF ANY RECORDS OF THE SUBJECT PROPERTY EXIST.
- A CURRENT TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY (ATLANTA, GA) DATED DECEMBER 27, 2018 WAS PROVIDED FOR SURVEYOR USE AT THE TIME OF THIS SURVEY. THE SURVEYOR HAS REVIEWED THIS COMMITMENT AND HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
- THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.

<b>ALTANSP'S LAND TITLE SURVEY</b>		Project No. 00133.2018									
6401 W. 66TH PLACE, BEDFORD PARK, ILLINOIS		Contract No. VP01.2									
DRAWN BY: CMB	PROJECT MANAGER	SHEET NO. 6									
CHECKED BY: CMB	SCALE: 1" = 20'	DRAWING COMPLETED 01/04/19									
FIELD WORK COMPLETED 01/04/19	DATE 01/04/19	19 20									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>01/04/19</td> <td>RECEIPT OF TITLE COMMITMENT</td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	1	01/04/19	RECEIPT OF TITLE COMMITMENT	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Engineers Scientists Surveyors</td> <td>7325 James Avenue, Suite 100 Woodridge, IL 60017 630.724.9200 voice 630.724.9201 fax 01/03/2019</td> <td>Law Office of Samuel A. Orlicelli 3901 Butterworth Road St. Charles, Illinois 60155 630.662.5710</td> </tr> </table>	Engineers Scientists Surveyors	7325 James Avenue, Suite 100 Woodridge, IL 60017 630.724.9200 voice 630.724.9201 fax 01/03/2019	Law Office of Samuel A. Orlicelli 3901 Butterworth Road St. Charles, Illinois 60155 630.662.5710
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