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Doc#: 1912849171 Fee: \$56.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 05/08/2019 10:41 AM Pg: 1 of 5

This document prepared by:

Name: Michael R. Lacy)
 Firm/Company: Lacy & Associates LLC)
 Address: 930 N. York Road, Ste. 212)
 City, State, Zip: Hinsdale, Illinois 60521)
 Phone: 630-873-3484)

Dec ID 20190501664778

ST/CO Stamp 2-052-462-496 ST Tax \$229.00 CO Tax \$114.50

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19WN02712PWC
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WARRANTY DEED

THIS INDENTURE WITNESSETH, That Millenium Investment Group, LLC, a Georgia limited liability company organized and existing under the laws of the State of Georgia, whose principal offices are located at 1849 Peeler Road, Unit D, Dunwoody, Georgia 30338 hereinafter, referred to as "Grantor", conveys and warrants to 9500 FP, Inc an Illinois corporation organized and existing under the laws of the State of Illinois, whose principal offices are located at 8930 N. Waukegan Road, Suite 230, Morton Grove, Illinois 60053 hereinafter, referred to as "Grantee", for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the real estate in Cook county, in the State of Illinois legally described on Exhibit A attached hereto and commonly known as :

Address: 9500 Grand Avenue
 Franklin Park, Illinois 60131



This stamp processed pursuant to Section 7-10B-4 A (2) of the Franklin Park Village Code governing review of documents.

Property Index Numbers: 12-27-121-038-0000

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

SUBJECT TO: a) General real estate taxes not yet due and payable; and (b) the Permitted Exceptions stated on Exhibit B.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

The undersigned person executing this deed on behalf of said Grantor limited liability company represent and certify that he is the duly elected Manager of said corporation and has been fully empowered, by proper resolution of the Members of said company to execute and deliver this deed; that the Grantor company has full capacity to convey the real estate described herein and that all necessary Grantee action for the making of such conveyance has been taken and done.

Grantor warrants that this is not a Homestead Property.

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IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed this 6th day of May 2019.

MILLENIUM INVESTMENT GROUP, LLC

By: 
Amit Shah, Manager

STATE OF GEORGIA)
) ss
COUNTY OF Hall)

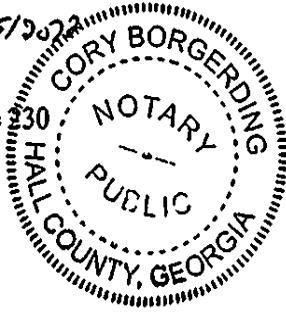
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Amit Shah, solely in his capacity as the Manager of the Millenium Investment Group, LLC and personally known to me to be the same person whose name subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes herein set forth.



Given under my hand and official seal, this 6th day of May 2019.


Notary Public

Commission expires 08/15/2022
Send Tax Bill to:
Gas Depot Oil Company
8900 N. Waukegan Road, Suite 230
Morton Grove, Illinois 60053

After Recording Return Deed to:
Gas Depot Oil Company
8900 N. Waukegan Road, Suite 230
Morton Grove, Illinois 60053



| | | |
|---|-----------|-------------|
| REAL ESTATE TRANSFER TAX | | 08-May-2019 |
|  | COUNTY: | 114.50 |
|  | ILLINOIS: | 229.00 |
| | TOTAL: | 343.50 |
| 12-27-121-038-0000 20190501664778 2-052-462-496 | | |

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EXHIBIT A

LEGAL DESCRIPTION

The Land is described as follows: LOTS 19, 20, 21 AND 22 (EXCEPT THAT PART OF LOT 19 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 19; THENCE ON AN ASSUMED BEARING OF NORTH 82 DEGREES 48 MINUTES 48 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 15.00 FEET TO AN ILLINOIS DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS SURVEY MARKER; THENCE NORTH 48 DEGREES 29 MINUTES 29 SECONDS EAST A DISTANCE OF 19.80 FEET TO AN ILLINOIS DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAY SURVEY MARKER ON THE EASTERLY LINE OF SAID LOT 19; THENCE SOUTH 00 DEGREES 12 MINUTES 15 SECONDS EAST ALONG SAID EASTERLY LINE A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING), IN BLOCK 17 IN FRANKLIN PARK, A SUBDIVISION OF WEST 1/2 OF NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 9500 Grand Avenue
Franklin Park, Illinois 60131

Property Index Numbers: 12-27-121-038-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Building line 20 feet back from the street line as shown on Plat of Subdivision recorded June 20, 1890 as document 1290329.
2. Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said Covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons), contained in the deed recorded June 30, 1893 as document 1894473 and also in the deed recorded October 1, 1893 as document 1939793 and the correction recorded January 28, 1897 as document 2492302 relating to the cost and location of buildings to be erected on the Land and other property .Note: said instrument contains no provision for a forfeiture of or reversion of title in case of breach of condition (affecting Lots 19 and 20).

PROPERTY of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
COUNTY OF Cook) SS

AMIE SHAL
being duly sworn on oath, states that he/she
resides at _____

and that the attached deed or lease is not in violation of the Illinois Plat Act for one of the following reasons (CIRCLE NUMBER BELOW THAT IS APPLICABLE TO ATTACHED DEED OR LEASE):

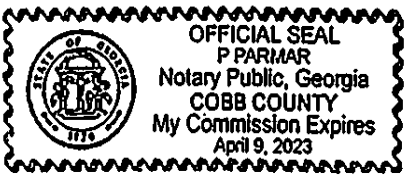
1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
2. The division of lots or blocks of less than 1 acre in any recorded subdivision, which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access.
5. The conveyance of land owned by a railroad or other public utility, which does not involve any new streets or easements of access.
6. 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 public use.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 7 parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land 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, provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

Affiant further states that he/she makes this affidavit for the purpose of inducing the Recorder of _____ County, Illinois, to accept the attached deed for recording.

[Signature]
Signature of Affiant

Subscribed and sworn to before me this
17th day of May, 2019
Day Month Year
[Signature]
Notary Public

ATG FORM 3315
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FOR USE IN IL