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19140340420

Doc# 1914034042 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/20/2019 01:52 PM PG: 1 OF 7

FIRST DEED:

**ATTACHED CITY, STATE/COUNTY TRANSFER STAMPS
REPRESENT FULL CONVEYENCE CONSIDERATION FOR
ALL 4 DEEDS. THIS DEED BEING 1 OF 4.**

Property of Cook County Clerk's Office

First American Title Order # NCS - 948258

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S Y
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M 0
SC N
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INT 0

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Instrument prepared by:

Sidney G. Saltz
Sidney G. Saltz, P.C.
416 Lake Street
Evanston, IL 60201

After recording mail to:

Nicholas Alioto
The Law Office of Alan Merovitch
153 Stevens Ave., Suite 8
Mount Vernon, NY 10550

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

dated This Indenture is made as of May 9, 2019, between Sequoia #1 LLC, an Illinois limited liability company ("Grantor"), and Sauk Trail 2 Plaza LLC, an Illinois Limited liability company, 175 Great Neck Road, Suite 406, Great Neck, New York 11021 ("Grantee"). *Effective As of MAY 14, 2019*

Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with the special warranty covenants set forth below unto Grantee, and its successors and assigns, FOREVER, Grantor's one-fourth undivided interest in the real estate, situated in the County of Cook and State of Illinois, legally described on Exhibit A attached hereto and incorporated herein by reference.

SUBJECT TO matters set forth in Exhibit B attached hereto and incorporated herein by this reference.

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at law or in equity of, in and to the above described premises;

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantee, forever.

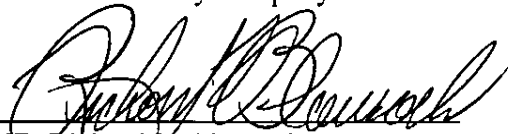
And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the above described premises are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor WILL WARRANT AND FOREVER DEFEND, the premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor.

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Grantor has executed this Special Warranty Deed this 9th day of May, 2019.

GRANTOR:

Sequoia #1 LLC,
an Illinois limited liability company

BY: 
NAME: Richard L. Blaurock
ITS. Manager

**COOK COUNTY
RECORDER OF DEEDS**

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, **DO HEREBY CERTIFY**, that Richard L. Blaurock, as Manager of Sequoia #1 LLC, an Illinois limited liability company, 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 and delivered the said instrument on behalf of the limited liability company, as his own free and voluntary act and as the free and voluntary act of the limited liability company, for the uses and purposes therein set forth.

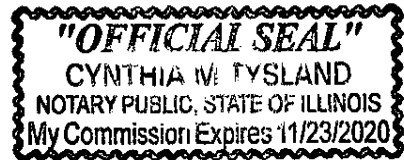
GIVEN under my hand and Notarial Seal this 9th day of May, 2019.

Cynthia M. Tysland

Notary Public

My Commission Expires:

11/23/20



SEND SUBSEQUENT TAX BILLS TO:

Sauk Trail Z Plaza LLC
175 Great Neck Road, Suite 406,
Great Neck, NY 11021

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EXHIBIT A

LEGAL DESCRIPTION

Lots 1 to 11, both inclusive, in Block 6 in Sauk Trail Estate, a Subdivision of Part of Section 26, Township 35 North, Range 13, East of the Third Principal Meridian, lying East of the Easterly Right of Way of the Illinois Central Railroad Company, according to the Plat thereof recorded April 6, 1945, as Document No. 13480686 in Cook County, Illinois.

Address of property: 3700-3738 Sauk Trail Road, Richton Park, Illinois

Permanent Index Numbers:

31-26-311-006-0000 (affects Lot 6)
 31-26-311-005-0000 (affects Lot 7)
 31-26-311-004-0000 (affects Lot 8)
 31-26-311-003-0000 (affects Lot 9)
 31-26-311-012-0000 (affects Lots 1-5, 10 & 11)

REAL ESTATE TRANSFER TAX

20-May-2019



COUNTY:	463.25
ILLINOIS:	926.50
TOTAL:	1,389.75

31-26-311-012-0000

| 20190501671444 | 0-408-506-272

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EXHIBIT B

PERMITTED EXCEPTIONS

Taxes for the years 2018, final installment, 2019 and subsequent years that are not yet due or payable.

6. Grant of Easement from Sauk Trail Plaza, LLC in favor of Commonwealth Edison Company, an Illinois corporation and Illinois Bell Telephone Company dba SBC Ameritech Illinois, an Illinois corporation, their respective licensees, successors and assigns, jointly and severally, an easement to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets, or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals, dated May 27, 2005 and recorded November 3, 2005 as Document Number 0530713050. (See instrument for particulars)

7. Easement for public utilities as disclosed by plat of Sauk Trail Estates Subdivision recorded April 6, 1945 as Document Number 13480686 as follows:

Across the North 8 feet of Lots 1 through 5,

Across the South 8 feet of Lots 6, 7, 8, 9, 10 and 11.

NOTE: Partial Release of Easement by Commonwealth Edison Company dated October 14, 2005 and recorded December 4, 2006 as Document Number 0633831036. (Affects the North 8 feet of Lots 1 through 5 and the South 8 feet of Lots 6 through 11 in Block 6 in Sauk Trail Estates Subdivision)

8. 35 foot building line back from South line of Lots 1 through 5, the North line of Lots 6, 7, 8, 9, 10 and 11 as disclosed by plat of Sauk Trail Estates Subdivision recorded April 6, 1945 as Document No. 13480686 aforesaid.

9. Terms, Provisions and Conditions contained in Village of Richton Park Permanent Water Main Easement made by and between Sauk Trail Plaza, LLC and The Village of Richton Park, recorded January 15, 2010 as Document No. 1001547019. (Affects North 10 feet of the South 90 feet of the Lots 1 to 5 - see document for more particulars)

10. Terms and Provisions of an Ordinance Establishing an Enterprise Zone Pursuant to the Illinois

Enterprise Zone Act recorded April 28, 2016 as document 1611910118.

11. Survey prepared by Doland Engineering, LLC, dated April 29, 2019, under Job No. undisclosed, shows the following:

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- a. Encroachment of a fence along the North line of the land over onto public property by an undisclosed amount.
 - b. 10 foot watermain easement falling within Lots 1 through 5.
 - c. Encroachment of the building located mainly on the Land over onto Ridgeway Avenue by .03 to .17 feet.
13. Rights of tenants in possession, as tenants only, under unrecorded leases, with no options to purchase or rights of first refusal.

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