

UNOFFICIAL COPY

Doc#: 1919733341 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/16/2019 01:48 PM Pg: 1 of 5

COH1900226 LD 1 of 1

PG
THIS INSTRUMENT WAS
PREPARED BY:

Dec ID 20190701627887
ST/CO Stamp 1-051-883-616 ST Tax \$330.00 CO Tax \$165.00

Equis Law Group, LLC
2901 Butterfield Road
Oak Brook, IL 60523

AFTER RECORDING RETURN
TO:

Mark J. Weidman, Esq
1938 E. Lincoln Highway S-108
New Lenox, IL 60451

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 11th day of July, 2019 by 12011 Page Calumet Park, LLC, an Illinois limited liability company having an address of 2815 W. Roscoe Street Chicago, IL 60618 (the "**Grantor**") to and in favor of 12011 S Page CP LLC, an Illinois limited liability company having an address of 7808 La Crosse Avenue Parkland, IL 60459-1521 ("**Grantee**").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents do REMISE, RELEASE, ALIEN AND CONVEY all interest in unto the Grantee and to its successors and assigns, FOREVER, all the following described real estate, 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 improvements, 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 improvements, 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 themselves and their successors, do 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 said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming,

UNOFFICIAL COPY

or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND against its own acts and none other, subject to the matters set forth in Exhibit B attached hereto and made a part hereof.

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

GRANTOR:

12011 Page Calumet Park LLC, an Illinois limited liability company

By: Preferred Realty Advisor, LLC, its manager

[Handwritten signature]

Real Estate Transfer Tax
\$50.00



Real Estate Transfer Tax
\$100.00

Real Estate Transfer Tax
\$500.00



STATE OF ILLINOIS)
COUNTY OF Cook)

Real Estate Transfer Tax
\$500.00



Real Estate Transfer Tax
\$500.00



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jaci Skora of Preferred Realty Advisor, LLC, its manager of 12011 Page Calumet Park LLC, an Illinois limited liability company, who is personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such manager of said 12011 Page Calumet Park LLC, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as a free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 11th day of July, 2019

[Handwritten signature]
Notary Public



Tax bill to:

12011 S Page CP LLC,
an Illinois limited liability company
7808 La Crosse Avenue
Burbank, IL 60459-1521

UNOFFICIAL COPY

EXHIBIT A

Legal Description

PARCEL 1:

LOTS 38 THROUGH 44, BOTH INCLUSIVE, IN BLOCK 9 IN BUTTERFIELD'S SUBDIVISION OF LOTS 1, 2, 3, AND 6 IN KRUEGER'S SUBDIVISION OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN(S): 25-30-208-045-0000

COMMON ADDRESS: 1799-1801 West 120th Street , Calumet Park,
60827 Illinois and 12011 South Page Street, Calumet Park, Illinois
60827

PARCEL 2:

LOTS 1 TO 5, BOTH INCLUSIVE, AND THE EAST-WEST PRIVATE ALLEY ALL IN THE RESUBDIVISION OF LOTS 23 TO 27 IN BLOCK 3 OF BUTTERFIELD'S SUBDIVISION OF LOTS 1, 2, 3 AND 6 IN KRUEGER'S SUBDIVISION OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN(S): 25-30-203-011-0000
25-30-203-012-0000
25-30-203-013-0000
25-30-203-014-0000
25-30-203-015-0000

COMMON ADDRESS: 1750 West 120th Street, Calumet Park, Illinois 60827

UNOFFICIAL COPY

EXHIBIT B

1. Taxes for 2019 and subsequent years;
2. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
3. Encroachment of the fence and Gate Post located mainly on the Land onto the property North and adjoining by an undisclosed amount as disclosed by plat of Survey number 132-85B prepared by Chicagoland Survey Company, Inc. dated March 11, 2019.
4. Encroachment of the 1 story brick building located mainly on the Land onto the property North and adjoining by approximately 0.03 feet to 0.12 feet and onto the Public Right of Way West and adjoining by approximately 0.02 feet as disclosed by Plat of Survey Number 132-85B prepared by Chicagoland Survey Company Inc. dated March 11, 2019.
5. Encroachment of the fence and gate posts located mainly on the Land onto the property North and adjoining by an undisclosed amount, as shown on Plat of Survey Number 132-85B prepared by Chicagoland Survey Company, Inc. dated March 11, 2019.
6. Existing unrecorded lease dated October ____, 2015 and as amended by First Amendment to Lease dated January 31, 2019 and a Second Amendment dated May 22, 2019 in favor of Block N Tackle Distributors, LLC and all rights thereunder of the lessee and of any person or party claiming by, through or under the lease.

County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

Legal Description

PARCEL 1:

LOTS 38 THROUGH 44, BOTH INCLUSIVE, IN BLOCK 9 IN BUTTERFIELD'S SUBDIVISION OF LOTS 1, 2, 3, AND 6 IN KRUEGER'S SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN(S): 25-30-208-045-0000

COMMON ADDRESS: 1799-1801 West 120th Street , Calumet Park, Illinois and 12011 South Page Street, Calumet Park, Illinois

PARCEL 2:

LOTS 1 TO 5, BOTH INCLUSIVE, AND THE EAST-WEST PRIVATE ALLEY ALL IN THE RESUBDIVISION OF LOTS 23 TO 27 IN BLOCK 3 OF BUTTERFIELD'S SUBDIVISION OF LOTS 1, 2, 3 AND 6 IN KRUEGER'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN(S): 25-30-203-011-0000
25-30-203-012-0000
25-30-203-013-0000
25-30-203-014-0000
25-30-203-015-0000

COMMON ADDRESS: 1750 West 120th Street, Calumet Park, Illinois