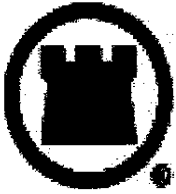


UNOFFICIAL COPY



Chicago Title Insurance Company

**SPECIAL WARRANTY DEED
LIMITED LIABILITY COMPANY TO
LIMITED LIABILITY COMPANY**

20CST2440165K

10

Doc#: 2019720242 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/15/2020 12:14 PM Pg: 1 of 5

Dec ID 20200501677181
ST/CO Stamp 0-164-692-704 ST Tax \$1,487.50 CO Tax \$743.75

THE GRANTOR, ARON PARTNERSHIP 2, LLC, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois, 3668 Canton Circle, Mundelein, IL 60060, and duly authorized to transact business in the State of Illinois, for and in consideration of Ten (\$10.00) Dollars, and for other good and valuable consideration, in hand paid, and pursuant to the authority given by the Members of said Limited Liability Company, MORRIS ARON, Managing Partner, and SUSAN ARON, Member, party of the first part, CONVEYS and WARRANTS to GRANTEE, 2454 ELMHURST ROAD PARTNERS, LLC, an Illinois Limited Liability Company, 23602 113th Street, Trevor, WI 53179, party of the second part, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

GRANTOR does hereby convey, release and warrant all of the Grantor's rights, title, and interest in and to the above described property and premises to the GRANTEE and the Grantee's assigns forever, so that neither Grantor's legal representatives or assigns shall have claim or demand any right or title to the property, premises or appurtenances, or any part thereof.

The property is sold in as is condition as of the date of closing, May 14, 2020

SUBJECT TO: Conditions and restrictions of record, taxes not yet due or payable;
Unrecorded lease from Goodyear Tire and Rubber dated December 8, 1991, as amended;
An encroachment of the wood fence situated on land adjoining to the west into or onto said land by approximately 0.58 feet, as disclosed by survey dated April 29, 2020 by Samborski, Mattis, Inc. Land Surveyors as job no. 18-93A.; and
An encroachment of the concrete block wall situated on said land into or onto the adjoining land on the North, as disclosed by survey dated April 29, 2020 by Samborski, Mattis, Inc. Land Surveyors as job no. 18-93A.

Permanent Real Estate Index Number(s): 10-18-106-043-0000

Address of Real Estate: 9246 Waukegan Road, Morton Grove, IL 60053

Dated this 8th day of May, 2020

ARON PARTNERSHIP 2, LLC

Morris Aron
MORRIS ARON, Managing Partner

Susan Aron
SUSAN ARON, Member

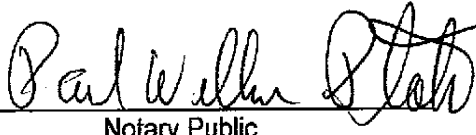
VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP
NO. 08121 AMOUNT \$ 4464.00 DATE 5/18/20
ADDRESS 9246 Waukegan
BY Stacy Sig
(VOID IF DIFFERENT FROM DEED)

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 MORRIS ARON, as Managing Partner and SUSAN ARON, as Member of Aron Partnership 2, LLC, personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

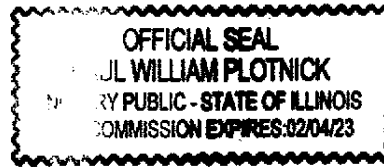
Given under my hand and official seal, this 8th day of May, 2020.



Notary Public

Prepared By:

PAUL W. PLOTNICK
9933 Lawler Avenue, Suite 312
Skokie, IL 60077



Mail To:

2454 ELMHURST ROAD PARTNERS, LLC
23602 113th Street
Trevor, WI 53179

Name and Address of Taxpayer:

2454 ELMHURST ROAD PARTNERS, LLC
23602 113th Street
Trevor, WI 53179

Property of Cook County Clerk's Office

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EXHIBIT A

Order No.: 20CST244016SK

For APN/Parcel ID(s): **10-18-106-043-0000**

The East 200 feet measured at right angles to the center line of Waukegan Road of the North 110.22 feet of the South 216.01 feet measured on the center line of Waukegan Road, of the North 551.84 feet of the South 990 feet of that part of the Northwest Quarter of Section 18, Township 41 North, Range 13, East of the Third Principal Meridian, lying West of the center line of Waukegan Road (except that part taken for Waukegan Road in Case 66113 and also except that part previously taken or used for Waukegan Road and also except that part of Waukegan Road conveyed to the Village of Morton Grove by Warranty Deed recorded October 27, 2000 as document 00847654), in Cook County, Illinois.

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

Escrow No.: 20CST244016SK

COUNTY OF COOK

Aron Partnership 2, LLC, an Illinois Limited Liability Company, being duly sworn on oath, states that _____ resides at 9246 Waukegan Road, Morton Grove, IL 60053. 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 (1) 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 (5) acres or more in size which does not involve any streets or easements of access.
3. The division of lots or blocks of less than one (1) 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 interests therein for use as right of way for railroads or other public utility facilities, which does involve any new streets or easement 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 parcel 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 easement of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Aron Partnership 2, LLC

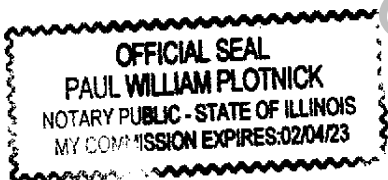
BY: *Morris Aron*
Morris Aron, Managing Partner

STATE OF ILLINOIS

COUNTY OF COOK

Subscribed and sworn to before me this 6th of May, 2020.

Paul William Plotnick
Notary Public



Property of Cook County Clerk's Office