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SPECIAL WARRANTY DEED
ILLINOIS STATUTORY



Doc# 2020216093 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/20/2020 02:24 PM PG: 1 OF 6

ORT # 304878NCT

10K5 2/4

THE GRANTOR, **LOEFFEL 124TH LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of **Ten and 00/100 Dollars**, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEYS and WARRANTS to EMB DEVELOPMENT CORPORATION**, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTIONS.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements, acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; general real estate taxes not yet due and payable at the time of closing; Permitted Exceptions (attached as Exhibit "B").

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under the grantor.

Permanent Real Estate Index Number: **25-30-404-014-0000**

Address of Real Estate: **1745 W. 124TH STREET, CALUMET PARK, ILLINOIS 60827**

SIGNATURE PAGE TO FOLLOW.

REAL ESTATE TRANSFER TAX		16-Jul-2020	
		COUNTY:	437.50
		ILLINOIS:	875.00
		TOTAL:	1,312.50


25-30-404-014-0000 | 20200701623420 | 0-443-967-200

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In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Manager this 13th day of July, 2020.

LOEFFEL 124TH LLC,
an Illinois limited liability company

By: 
Name: Mary Jane Loeffel
Title: Manager

STATE OF ILLINOIS, COUNTY OF McHenry SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Mary Jane Loeffel, personally known to me to be the Manager of the Loeffel 124th LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as Manager he signed and delivered the said instrument pursuant to authority given by the Members of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand this 13th day of June, 2020.




Notary Public

Prepared by:

Rock Fusco & Connelly, LLC
Peter Monzon
321 N. Clark Street Suite 2200
Chicago, IL 60654

Mail to:

Giuseppe Arato
Attorney at Law
444 N. Northwest Highway, Ste. 340
Park Ridge, Illinois 60068

Name and Address of Taxpayer:

EMB DEVELOPMENT CORPORATION
26700 122nd Street
Trevor, MI 53179

	Real Estate Transfer Tax \$500.00	Real Estate Transfer Tax \$500.00
	Real Estate Transfer Tax \$500.00	Real Estate Transfer Tax \$500.00
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Real Estate Transfer Tax \$5.00	Real Estate Transfer Tax \$300.00	Real Estate Transfer Tax \$20.00

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

LOT 1 IN FABSCO COMPLEX SUBDIVISION, BEING A SUBDIVISION IN THE EAST ¼ OF THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR ROADWAY PURPOSES, ON, OVER AND ACROSS THE FOLLOWING DESCRIBED REAL ESTATE TO WIT: THAT PART OF THE SOUTH EAST ¼ OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALUMET PARK COOK COUNTY, ILLINOIS FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF WOOD STREET AND THE SOUTH LINE OF 124th STREET; THENCE EAST ALONG THE SOUTH LINE OF 124th STREET EXTENDED 29.57 FEET TO A POINT 15 FEET EAST OF THE CENTER LINE OF THE CHICAGO, ROCK ISLAND PACIFIC COMPANY'S EXISTING MOST WESTERLY YARD TRACK; THENCE SOUTH ALONG A LINE 15 FEET EAST OF AND PARALLEL TO SAID CENTER LINE OF TRACK 22 FEET; THENCE WEST TO THE EAST LINE OF WOOD STREET 29.57 FEET; THENCE NORTH ALONG THE EAST LINE OF WOOD STREET 22 FEET TO A POINT OF BEGINNING.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 OVER THE NORTH 22 FEET OF LOT 3 IN THE FABSCO COMPLEX SUBDIVISION FOR INGRESS AND EGRESS AS CREATED BY A GRANT OF EASEMENT RECORDED FEBRUARY 4, 1985 AS DOCUMENT NUMBER 27429936 MADE BY JOSEPH C. O'NEILL TO HERITAGE PULLMAN BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 29, 1979 AND KNOWN AS TRUST NUMBER 71-81709.

PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PARCEL OF LAND AS CREATED BY DEED FROM CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY, A CORPORATION OF DELAWARE, TO CONSOLIDATED PLYWOOD AND LUMBER CORPORATION, A CORPORATION OF INDIANA, DATED APRIL 9, 1968 AND RECORDED APRIL 18, 1968 AS DOCUMENT NUMBER 20463571:

BEGINNING AT A POINT 298.50 FEET EAST OF THE INTERSECTION OF THE EAST LINE OF WOOD STREET ON THE SOUTH LINE OF 124th STREET EXTENDED EAST AND THE EAST LINE OF THE WEST ½ OF THE WEST ½ OF THE EAST ¼ OF THE SOUTH EAST ¼ OF SAID SECTION 30; THENCE NORTHEAST ALONG A LINE MAKING AN ANGLE OF 88 DEGREES 25 MINUTES FROM NORTH TO EAST WITH THE LAST DESCRIBED LINE 380 FEET TO A POINT OF CURVE; THENCE NORTH EAST ALONG AN ARC CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 100 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF THE EXPRESSWAY FOR INTERSTATE ROUTE 57; THENCE SOUTH ALONG SAID WEST LINE OF RIGHTWAY 23.24 FEET THENCE SOUTHWESTERLY ALONG AN ARC CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 122 FEET A DISTANCE OF 33.15 FEET TO A POINT OF TANGENCY; THENCE WESTERLY ALONG A LINE OF 22 FEET SOUTHERLY AND PARALLEL TO THE NORTH LINE OF TRACT TO THE SAID EAST LINE OF THE WEST ½ OF THE WEST ½ OF THE EAST ¼ OF THE SOUTH EAST ¼ OF SAID SECTION 30; THENCE NORTH ALONG SAID EAST LINE 22.01 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PARCEL 5:

EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY GRANT OF EASEMENT DATED FEBRUARY 4, 1985 AS DOCUMENT 27429937 MADE BY JOSEPH C. O'NEILL TO HERITAGE PULLMAN BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 29, 1979 AND KNOWN AS TRUST NUMBER 71-81709; BEGINNING AT THE POINT OF THE SOUTHWEST CORNER OF SAID LOT 2; THENCE EAST 99.63 FEET ALONG THE SOUTH LINE OF SAID LOT; THENCE NORTH 12 FEET ALONG THE BOUNDARY OF SAID LOT; THENCE EAST 15.37 FEET ALONG THE SOUTH LINE OF SAID LOT; THENCE NORTH 60 FEET ALONG A LINE PARALLEL TO THE WEST BOUNDARY OF SAID LOT; THENCE WEST TO THE WEST BOUNDARY OF SAID LOT ON A LINE PARALLEL TO THE NORTH BOUNDARY OF SAID LOT; THENCE SOUTH ALONG THE WEST BOUNDARY OF SAID LOT 72 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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EXHIBIT 'B' PERMITTED EXCEPTIONS

- NON-EXCLUSIVE EASEMENT FOR ROADWAY PURPOSES AS RESERVED IN QUIT CLAIM DEED RECORDED APRIL 18, 1968 AS DOCUMENT 20463521 AND AS SHOWN ON PLAT OF FABSCO COMPLEX SUBDIVISION RECORDED MAY 22, 1980 AS DOCUMENT 25464638. (AFFECTS THE NORTHERLY 10 FEET OF THE LAND AND OTHER PROPERTY)
- EASEMENT FOR INGRESS AND EGRESS, INCLUDING TRUCK AND MOTOR VEHICLE TRAFFIC, AS SHOWN ON DECLARATION OF EASEMENT RECORDED NOVEMBER 20, 1985 AS DOCUMENT 85290816 AND AS SHOWN ON PLAT OF FABSCO COMPLEX SUBDIVISION RECORDED MAY 22, 1980 AS DOCUMENT 25464638.

RIGHTS OF THE ADJOINING OWNERS TO THE CONCURRENT USE OF THE EASEMENT. (AFFECTS THE WESTERLY 21 FEET OF THE LAND)
- TITLE TO THE MINERAL ESTATE AND TITLE TO ALL OIL, GAS, COAL OR OTHER MINERALS WITHIN AND UNDERLYING THE PREMISES IN QUESTION, TOGETHER WITH ALL MINING AND DRILLING RIGHTS AND ANY OTHER MATTERS ARISING FROM ANY CONVEYANCE, RESERVATION, LEASE OR OTHER SEVERANCE OF ANY INTEREST IN AND TO THE OIL, GAS, COAL OR OTHER MINERALS, INCLUDING THE RIGHTS OF ANY PERSONS, FIRMS ENTITIES OR CORPORATIONS HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN AND TO THE OIL, GAS, COAL OR OTHER MINERALS IN AND UNDER THE PREMISES IN QUESTION AS RESERVED IN WARRANTY DEED RECORDED MARCH 31, 1975 AS DOCUMENT 23034203.
- EASEMENT FOR WATER PIPE LINE AS RESERVED IN QUIT CLAIM DEED RECORDED APRIL 18, 1968 AS DOCUMENT 20463521 AND THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED. (AFFECTS THE NORTHERLY 22 FEET OF THE LAND AND OTHER PROPERTY)
- EASEMENT FOR INGRESS AND EGRESS AS RESERVED IN QUIT CLAIM DEED RECORDED APRIL 18, 1968 AS DOCUMENT 20463521 AND THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED. RIGHTS OF THE ADJOINING OWNERS TO THE CONCURRENT USE OF THE EASEMENT. (AFFECTS THE NORTHERLY 22 FEET OF THE LAND AND OTHER PROPERTY)
- GRANT OF EASEMENT RECORDED AUGUST 28, 1975 AS DOCUMENT NUMBER 23202776, MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 1, 1970 AND KNOWN AS TRUST NUMBER 29474 AND COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY RELATING TO THE RIGHT TO CONSTRUCT, RECONSTRUCT, ADD TO, REMOVE, OPERATE AND MAINTAIN ELECTRICAL AND COMMUNICATION TRANSMISSION SYSTEMS CONSISTING OF SUCH POLES, ANCHORS, GUYS, WIRES, CABLES, BURIED CABLES, CONDUITS, TERMINALS, MANHOLES OR OTHER RELATED FIXTURES AND APPURTENANCES THERETO ALONG WITH THE RIGHT OF INGRESS AND EGRESS THERETO AND TERMS AND CONDITIONS CONTAINED THEREIN.
- GRANT OF EASEMENT RECORDED AUGUST 28, 1975 AS DOCUMENT NUMBER 23202777, MADE BY AND BETWEEN JOSEPH C. O'NEILL AND COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY RELATING TO THE RIGHT TO CONSTRUCT, RECONSTRUCT, ADD TO, REMOVE, OPERATE AND MAINTAIN ELECTRICAL AND COMMUNICATION TRANSMISSION SYSTEMS CONSISTING OF SUCH POLES, ANCHORS, GUYS, WIRES, CABLES, BURIED CABLES, CONDUITS, TERMINALS, MANHOLES OR

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OTHER RELATED FIXTURES AND APPURTENANCES THERETO ALONG WITH THE RIGHT OF INGRESS AND EGRESS THERETO AND TERMS AND CONDITIONS CONTAINED THEREIN.

- GRANT OF EASEMENT RECORDED AUGUST 21, 1984 AS DOCUMENT NUMBER 27222678, MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 1, 1970 AND KNOWN AS TRUST NUMBER 29474 AND ILLINOIS BELL TELEPHONE COMPANY RELATING TO THE RIGHT TO CONSTRUCT, RECONSTRUCT, ADD TO, REMOVE, OPERATE AND MAINTAIN COMMUNICATION TRANSMISSION SYSTEMS CONSISTING OF SUCH POLES, ANCHORS, GUYS, WIRES, CABLES, BURIED CABLES, CONDUITS, TERMINALS, MANHOLES OR OTHER RELATED FIXTURES AND APPURTENANCES THERETO ALONG WITH THE RIGHT OF INGRESS AND EGRESS THERETO AND TERMS AND CONDITIONS CONTAINED THEREIN.
- DECLARATION OF EASEMENT FOR ROADWAY PURPOSES DATED JANUARY 31, 1985 AND RECORDED FEBRUARY 4, 1985 AS DOCUMENT 27429936 MADE BY HERITAGE PULLMAN BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 29, 1979 AND KNOWN AS TRUST NUMBER 71-81709 AND JOSEPH C. O'NEILL AND JOAN M. O'NEILL AND THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED. CONSENT TO EASEMENT RECORDED MARCH 27, 1985 AS DOCUMENT 27490186. RIGHTS OF THE ADJOINING OWNERS TO THE CONCURRENT USE OF THE EASEMENT.
- DECLARATION OF EASEMENT FOR TRUCK AND MOTOR VEHICLE TURNAROUND DATED JANUARY 31, 1985 AND RECORDED FEBRUARY 4, 1985 AS DOCUMENT 27429937 MADE BY JOSEPH C. O'NEILL AND JOAN M. O'NEILL AND THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED. RIGHTS OF THE ADJOINING OWNERS TO THE CONCURRENT USE OF THE EASEMENT.
- RIGHTS OF WAY FOR RAILROADS, SWITCH TRACKS OR SPUR TRACKS, IF ANY; AND RIGHT OF THE RAILROAD COMPANY TO THE USE, OPERATION, MAINTENANCE AND REPAIR OF SAME.