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Doc#: 2020220170 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/20/2020 01:14 PM Pg: 1 of 6

This Instrument Prepared by:

Julie L. Kaminski
Wolin & Rosen, Ltd.
55 West Monroe Street
Suite 3600
Chicago, Illinois 60603

Dec ID 20200601698894
ST/CO Stamp 0-553-493-216 ST Tax \$1,200.00 CO Tax \$600.00

Upon Recording Return to:

Luke P. Haller
Winston & Strawn LLP
35 West Wacker Drive
Chicago, Illinois 60601

SPECIAL WARRANTY DEED

CONGINE, LLC, an Illinois limited liability company, whose mailing address is 1202 Twin Oaks Street, Bensenville, Illinois 60106 (the "Grantor"), for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid to the Grantor by DANGLER III, LLC, a Delaware limited liability company, whose mailing address is 19955 Laporte Meadows Drive, Frankfort, Illinois 60423 (the "Grantee"), the receipt and sufficiency of such consideration being hereby acknowledged, does hereby GRANT, BARGAIN, SELL, REMISE RELEASE and CONVEY to Grantee, its successors and assigns, in fee simple, that certain real property being more particularly described on Exhibit A, attached hereto and made a part hereof, together with all appurtenances thereto and all improvements situated thereon (the "Property"); subject, however, to those matters described in Exhibit B, attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property to Grantee, its successors and assigns, forever.

Grantor hereby agrees to warrant and defend the Property, the whole or any part thereof, to Grantee, its successors and assigns, against all claims and demands whatsoever, brought by any person or persons lawfully claiming, by, through or under Grantor, but not otherwise.

[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed, effective as of the 10th day of June, 2020.

CONGINE, LLC, an Illinois limited liability company

By: *Jeffrey Congine*
Name: Jeffrey Congine
Its: Managing Member

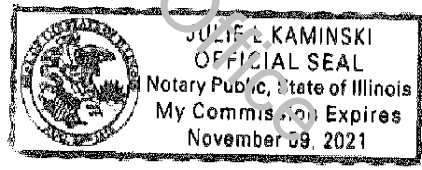
Property of CONGINE, LLC

STATE OF ILLINOIS)
COUNTY OF Cook)

I, the undersigned, a notary public, in and for the county and state aforesaid, DO HEREBY CERTIFY, that JEFFRY CONGINE, personally known to me to be the Managing Member of CONGINE, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to within the Document, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

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

Julie Kaminski
Notary Public



Send subsequent tax bills to:

DANGLER III, LLC
19955 Laporte Meadows Drive
Frankfort, Illinois 60423
Attention: _____

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EXHIBIT "A" LEGAL DESCRIPTION

Parcel 1:

The North 23.5 feet of the part of the South East 1/4 of Section 24, Township 42 North, Range 10 East of the Third Principal Meridian, described as follows:

beginning at a point in a line drawn 1484.34 feet West of and parallel with the East Line of the said South East 1/4, which point is a distance of 803.38 feet South of the North Line of the said South East 1/4; thence South along the said parallel line a distance of 1,140.93 feet to a point which is a distance of 439.57 feet North of the intersection of said parallel line, with the Northerly right of way line of the Northwest Highway, by document number 11113034; thence West perpendicular to the last described parallel line, a distance of 231.40 feet to the East Line of Consumers Avenue, as shown on the Plat recorded December 30, 1963, as document number 19010004; thence North along the East Line of the said Consumers Avenue, a distance of 1,140.59 feet to the intersection of Said Line, with a line drawn a distance of 803.38 feet, South of and parallel with the North Line of said South East 1/4; Thence East along said parallel line, a distance of 231.40 feet to the point of beginning, all in Cook County, Illinois.

Parcel 2:

The East 338 feet of the South 402 feet, as measured along the East Line of that part of the South East 1/4 of Section 24, Township 42 North, Range 10 East of the Third Principal Meridian, described as follows:

beginning at a point in the North Line of the South East 1/4 of said Section 24, which point is a distance of 1,484.34 feet West of the Northeast corner of Said South East 1/4; thence West along the North Line of the said South East 1/4, a distance of 813.4 feet; thence South along a line drawn parallel with the East Line of said South East 1/4, a distance of 803.38 feet; Thence East along a line drawn parallel with the North Line of said South East 1/4, a distance of 522.0 feet to the West Line of Consumers Avenue, as shown on the Plat recorded December 30, 1963, as document number 19010004; thence North along the West Line of Said Consumers Avenue; a distance of 30.0 feet to the North Line of Said Consumers Avenue; Thence East along the North Line of said Consumers Avenue, a distance of 60 feet to the East Line of Said Consumers Avenue; thence South along the East Line of Said Consumers Avenue, a distance of 30 feet; Thence East along a line, drawn parallel with the North Line of the said South East 1/4, a distance of 231.4 feet, to the intersection of Said Line, with a line, drawn 1484.34 feet West of and parallel with the East Line of said South East 1/4; thence North along said parallel line a distance of 803.38 feet to the place of beginning, (except that part taken for Consumers Avenue), in Cook County, Illinois.

Permanent Real Estate Index Number(s): 02-24-400-016-0000
 02-24-400-019-0000

Address of Real Estate: 501 – 519 South Consumers Avenue, Palatine, Illinois 60074

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EXHIBIT "B"

1. Real Estate Taxes for the second installment of the 2019 tax year and subsequent years not yet due and payable.
2. Grant of easement dated January 25, 1973 and recorded February 16, 1973 as Document Number 22223581 made by Jordon H. Kaiser to the Commonwealth Edison Company, its successors and assigns, to construct, operate, maintain, renew, relocate and remove, from time to time, poles, wires, cables, conduits, manholes, transformers, pedestals and other facilities used in connection with overhead and underground transmission and distribution of electricity, together with right of access to the same and the right from time to time to trim or remove trees, bushes or saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the grant herein given, in, over, under, across, along and upon the East 15 Feet of Parcel No. 1 and other property and shown on the survey made by V3 Companies dated September 12, 2019, last revised May 5, 2020, and known as Project Number 10094.WS (the "Survey").
3. Easement agreement made by Mary Kaiser to Village of Palatine dated October 4, 1971 and recorded October 28, 1971 as Document Number 21689364 granting the perpetual right, privilege and authority to enter upon and occupy for the purpose of constructing, reconstructing, maintaining, cleaning, repairing and operating storm sewers, water lines, sanitary sewers and necessary appurtenances under, across and upon the following: Westerly 10 Feet, Easterly 15 Feet and Northerly 15 Feet of Parcel No. 1 and other property, together with right of access thereto and shown on the Survey.
4. Easement agreement made by Harry S. Kaiser and Mary Kaiser, his wife to Aribert F. Wild dated April 12, 1963 and recorded June 28, 1963 as Document Number 18838999 to construct, maintain, operate, repair and renew the subsurface pipelines and conduits for the transmission of potable water, storm and sanitary sewers in, under and through the subsurface of the South 30 Feet of the West 46.60 Feet of Parcel No. 2 and other property and shown on the Survey.
5. Grant made by Mary Kaiser to the Commonwealth Edison Company and the Illinois Bell Telephone Company, their successors and assigns dated January 5, 1972 and recorded January 12, 1972 as Document Number 21774971 to construct, operate, maintain, renew, relocate and remove from time to time, poles, wires, cables, conduits, manholes, transformers, pedestals and other facilities used in connection with overhead and underground transmission and distribution of electricity, sounds and signals, together with right of access to the same and the right, from time to time to trim or remove trees, bushes and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the grant herein given in, over, under, across, along and upon the South 9.88 Feet of Parcel No. 1 and other property and shown on the Survey.
6. Grant of easement made by American National Bank and Trust Company of Chicago and Mary Kaiser, Co-Trustees under the Will of Harry S. Kaiser, deceased, to the Village of Palatine dated May 23, 1974 and recorded December 4, 1974 as Document Number 22923454 of the perpetual right, privilege and authority to enter upon and occupy for the purpose of construction, reconstruction, maintaining, cleaning, repairing and operating

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storm sewers, water lines, sanitary sewers and necessary appurtenances under, across and upon the following:

- a. Easement for municipal utilities across that part of the 16 Feet of Parcel No. 2 lying East of Consumers Avenue and across the South 13.5 Feet of Parcel No. 1;
 - b. Storm sewer easement: A strip of Land 16 feet in width whose center line is described as follows: Commencing at the Northwest Corner of Parcel No. 2; thence South along the West line of Parcel No. 2 for a distance of 109 Feet for a place of beginning; thence Southeasterly along a line that forms an angle of 13 degrees 11 minutes to the left with a prolongation of the last described course to a point in the Northerly line of Consumers Avenue as dedicated by Document No. 19010004; and
 - c. Water main easement: the West 15 Feet of the East 227.5 Feet of the South 253 Feet of Parcel No. 2 and the West 15 Feet of the East 237.5 Feet of Parcel No. 1.
7. Reservation contained in deed dated May 10, 1979 and recorded May 16, 1979 as Document Number 24962393 and rerecorded June 5, 1979 as Document Number 24989483 from Exchange National Bank of Chicago, a National Banking Association, as Trustee under Trust Agreement dated May 1, 1973 and known as Trust Number 27856 to Stuart Handler to go upon Land and to have free access over and upon the property for the purpose of repairing and maintaining the building on property located immediately South of and adjacent to the Land. (Affects Parcel 1)
 8. Terms and provisions contained in the plat of dedication recorded November 19, 1974, as Document Number 22911278.
 9. The following matters of survey, as shown on the Survey:
 - a. Apparent easements for public utilities and drainage serving the land, as evidenced by the light standards, transformer pad, and manholes located on the land; and
 - b. Encroachment of the bituminous parking lot located onto the easements located on the land by various amounts and at various points throughout the land

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

Escrow No.: CCHI1904502LD

COUNTY OF COOK

CONGINE LLC, an Illinois limited liability company, having a mailing address at 1202 Twin Oaks Street, Bensenville, Illinois 60106, being duly sworn on oath, states 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 it makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

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

Subscribed and sworn to before me this 8th day of June, 2020.

Julie L Kaminski
Notary Public

CONGINE, LLC, an Illinois limited liability company

By: *Jeffrey Congine*
Name: Jeffrey Congine
Its: Manager

