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2019-4038-PT

UNOFFICIAL COPY

PREPARED BY:

Cathleen M. Keating
Martin, Craig, Chester & Sonnenschein LLP
2215 York Road, Suite 550
Oak Brook, IL 60523

Doc#. 2036501105 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 12/30/2020 10:58 AM Pg: 1 of 9

Dec ID 20201001635888

ST/CO Stamp 1-561-349-088

AFTER RECORDED

RETURN TO:

James M. Vasselli
Del Galdo Law Group, LLC
1441 S. Harlem Avenue
Berwyn, IL 60402

MAIL TAX PILLS TO:

Town of Cicero, Illinois
4949 W. Cermak Road
Cicero, IL 60804

(Above Space for Recorder's Use Only)

WARRANTY DEED

THE GRANTORS, DAN Family LLC - Series Three, a Delaware Series limited liability company, TMN Family LLC - Series Three, a Delaware Series limited liability company, GKN Family LLC - Series Three, a Delaware Series limited liability company, and MLN Family LLC - Series Three, a Delaware Series limited liability company, whose address is 16W241 S. Frontage Road, Suite 31, Burr Ridge, Illinois 60527, for and in consideration of TEN AND NO/100'S DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, do hereby CONVEY AND WARRANT unto the Town of Cicero, Illinois, an Illinois municipal corporation, whose address is 4949 W. Cermak Road, Cicero, Illinois 60804, all interest in the real estate legally described in Exhibit A attached hereto, subject however to the matters set forth on Exhibit B, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 16-34-102-011-0000

Address of Real Estate: 3435 S. Cicero Avenue, Cicero, Illinois 60804

EXEMPT UNDER 35 ILCS 200/31 - 45(b)(1)

[Grantors' signatures begin on next page]

PREMIER TITLE

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Permanent Index Number: 16-34-102-011-0000

Address of Real Estate: 3435 S. Cicero Avenue, Cicero, Illinois 60804

~~NO CONSIDERATION~~ EXEMPT UNDER 35 ILCS 200/31 - 45(b)(1)

[Grantors' signatures begin on next page]

T D W N T A X		Address: 3435 S. CICERO AVE	Real Estate Transfer Tax
		Date: 11/04/2020	\$50.00
		Stamp #: 2020-7243	Payment Type: Credit
		By: mgarcia	Compliance #: Exempt

UNOFFICIAL COPY

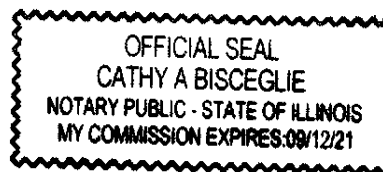
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 11/30/2020

Signature *[Signature]*
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID *[Signature]*
THIS 30th DAY OF November



NOTARY PUBLIC *[Signature]*

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 11/30/2020

Signature *[Signature]*
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID *[Signature]*
THIS 30th DAY OF November



NOTARY PUBLIC *[Signature]*


Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

UNOFFICIAL COPY

DATED this 5th day of November, 2020.

DAN FAMILY LLC - SERIES THREE,
a Delaware Series limited liability company

By: 
Name: Thomas S. Nelson, as manager


TMN FAMILY LLC - SERIES THREE,
a Delaware Series limited liability company

By: 
Name: Thomas S. Nelson, as manager

GKN FAMILY LLC - SERIES THREE,
a Delaware Series limited liability company

By: 
Name: Thomas S. Nelson, as manager

MLN FAMILY LLC - SERIES THREE,
a Delaware Series limited liability company

By: 
Name: Thomas S. Nelson, as manager

UNOFFICIAL COPY

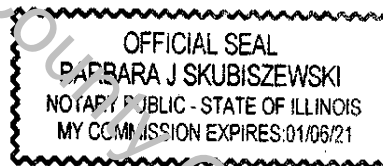
STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS

I, Barbara J. Skubiszewski, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Thomas S. Nelson, the Manager of DAN Family LLC - Series Three, TMN Family LLC - Series Three, GKN Family LLC - Series Three and MLN Family LLC - Series Three**, 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, sealed and delivered the said instrument as his 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 5th day of November, 2020.

Barbara J. Skubiszewski
 Notary Public

My commission expires: 01-06-2021



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EXHIBIT A

LEGAL DESCRIPTIONS

THE NORTH 308 FEET OF THE SOUTH 616 FEET OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (MEASURED ALONG THE WEST LINE OF SAID SOUTHWEST $\frac{1}{4}$) LYING WEST OF THE WESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD, (EXCEPT THE WEST 33 FEET THEREOF USED AS CICERO AVENUE), SITUATED IN THE TOWN OF CICERO, IN COOK COUNTY, ILLINOIS

PIN: 16-34-102-011-0000

ADDRESS: 3435 S. CICERO AVENUE, CICERO, ILLINOIS 60804

UNOFFICIAL COPY

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for year 2020 that are not yet due and payable.
2. Terms and provisions contained in Illinois Environmental Protection Agency Letter recorded March 10, 2008 as Document 0807008445.
3. Reservations contained in the Warranty Deed dated October 22, 1951 and recorded October 23, 1951 as Document 15199760 relating to an easement to passageway, and the terms and provisions therein contained.
4. Rights of the public, the State of Illinois and the municipality in and to that part of the land, if any, taken or used for road purposes.
5. Terms, provisions and conditions related to the easement described in the Warranty Deed dated October 22, 1951 and recorded October 23, 1951 as Document 15199760.
6. Possible easements of any public utilities and/or quasi-public utilities by reason of electric manhole, light poles, manholes, inlet, sign pole, guard post, power poles, overhead wires and referenced on the survey made by Chicagoland Survey Company, Inc. dated October 28, 2019.

2019-4038-PT

UNOFFICIAL COPY**PLAT ACT AFFIDAVIT**

State of Illinois)
 County of Cook) S.S.

The undersigned, being duly sworn on oath state that the attached document is not in violation of 765 ILCS 205/1 for one of the following reasons: (Circle the number applicable to document)

1. Said Act is not applicable as the grantors own no property adjoining the premises described in said deed, and the conveyance is of land described in the same manner as title was taken by grantor; (Existing Parcel)
2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
3. The division of lots or blocks of less than 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 interest therein for use as right of way for railroads or other public utility facilities, and other pipe lines, which does not involve any new streets or easements of access;
6. The conveyance of land owned by 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 parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
10. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973; and provided also that this exemption does not in invalidate any local requirements applicable to the subdivision of land.

Affiants further state that they make this affidavit for the purpose of inducing the Recorder of Cook County, Illinois to accept the attached document for recording.

[Affiants' signatures begin on next page]

PREMIER TITLE

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DATED this 5th day of November, 2020.

DAN FAMILY LLC - SERIES THREE,
a Delaware Series limited liability company

By: [Signature]
Name: Thomas S. Nelson, as manager

TMN FAMILY LLC - SERIES THREE,
a Delaware Series limited liability company

By: [Signature]
Name: Thomas S. Nelson, as manager

GKN FAMILY LLC - SERIES THREE,
a Delaware Series limited liability company

By: [Signature]
Name: Thomas S. Nelson, as manager

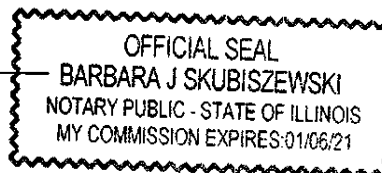
MLN FAMILY LLC - SERIES THREE,
a Delaware Series limited liability company

By: [Signature]
Name: Thomas S. Nelson, as manager

Subscribed and sworn to before me this
5th day of November, 2020

Barbara J Skubiszewski
Notary Public

My commission expires: 01-06-2021



PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-1111

This document prepared by: Cathleen M. Keating, Martin, Craig, Chester & Sonnenschein, LLP, 2215 York Road, Suite 550, Oak Brook, IL 60523.