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2100741023D

PREPARED BY:

Blanchard, Krasner & French, APC
800 Silverado Street, 2nd Floor
La Jolla, CA 92037

Doc# 2100741023 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/07/2021 01:19 PM PG: 1 OF 4

~~RECORDING REQUESTED BY AND
WHEN RECORDED MAIL THIS DEED
AND ANY TAX STATEMENTS TO:~~

Midtown National Group, LP
415 S. Cedros Avenue, Suite 240
Solana Beach, CA 92075

SPACE ABOVE THIS LINE FOR RECORDER'S USE

1010559

MAIL TO SYNERGO INC
590 W LAMBERT RD
BREA, CA 92821

WARRANTY DEED Statutory (Illinois)

THE GRANTOR, **MNG KAH PROPERTIES, LLC**, a California limited liability company and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, and pursuant to authority given by the Partner(s) of said Grantor, **CONVEYS** and **WARRANTS TO MIDTOWN NATIONAL GROUP, LP**, a California limited partnership ("Grantee"), the following described real estate, situated in the County of Cook, in the State of Illinois:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS IS NOT HOMESTEAD PROPERTY.

Together with the tenements and appurtenances thereunto belonging

This conveyance is made subject to all restrictions, easements, rights of way, exceptions, reservations, and conditions contained in prior instruments of record in the chain and title to the Property conveyed hereby.

TO HAVE AND TO HOLD, the same unto said Grantee, and to proper use, benefit and behoof forever of said Grantee.

Executed to be effective April 20th
June 1, 2020

[Signature Page to Follow]



**VILLAGE OF
MIDLOTHIAN**
Real Estate Payment Stamp
4927

REAL ESTATE TRANSFER TAX		31-Dec-2020
COUNTY:		1,237.25
ILLINOIS:		2,474.50
TOTAL:		3,711.75

28-11-300-005-0000 | 20201001643219 | 1-970-323-424

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In Witness Whereof, the Grantor has caused its name to be signed to these presents by its General Partner as of the date shown above.

GRANTOR:

MNG KAH Properties, LLC,
a California limited liability company

By: MNG Management, LLC,
a California limited liability company

Its: Manager

By: 
Daron Young, Manager

Property of Cook County Clerk's Office

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

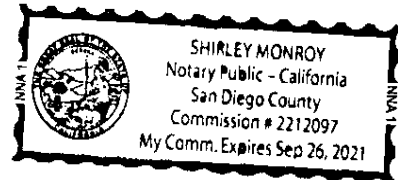
On April 28, 2020, before me, Shirley Monroy, Notary Public, personally appeared Daron Young, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

(Seal)

WITNESS my hand and official seal.

Signature 



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EXHIBIT "A" LEGAL DESCRIPTION

Parcel 1:

Lots 20, 21, 22 and 23 (Except the North 15 feet of said Lots taken by Condemnation in Case No. 81L6678) in Robertson's Fourth Addition to Midlothian, being a subdivision of part of the Northwest 1/4 of the Southwest 1/4 of Section 11, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 14701 S. Pulaski and 3939 W. 147th St.
Midlothian, IL 60445

PINS: 28-11-300-005-0000 (Affects Lots 22 and 23)
28-11-300-006-0000 (Affects Lots 20 and 21)

Parcel 2:

Lot 16 (Except the East 20 feet thereof and except the North 15 feet thereof), Lot 17 (Except the North 15 feet thereof), Lot 18 (Except the North 15 feet thereof) and Lot 19 (Except the North 15 feet thereof) in Robertson's Fourth Addition to Midlothian being a subdivision of part of the Northwest 1/4 of the Southwest 1/4 of Section 11, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 14701 S. Pulaski and 3939 W. 147th St.
Midlothian, IL 60445

PINS: 28-11-300-033-0000 (Affects part of Lots 16 and 19)
28-11-300-034-0000 (Affects part of Lots 16, 17 and part of Lot 18)

Parcel 3:

The North 202 feet of the West 190 feet of the Northwest 1/4 of the Southwest 1/4 of Section 11 (Excepting therefrom the North 50 feet thereof and also excepting therefrom the West 50 feet thereof and also excepting therefrom the East 16 feet of the South 59 feet thereof and also excepting therefrom that part taken for road purposes per Condemnation Case 82L3918 all in Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Also, excepting therefrom that part of the land conveyed to ILB Real Estate, LLC by Quit Claim Deed recorded August 14, 2003 as document no. 0322603047.

Address: 14701 S. Pulaski and 3939 W. 147th St.
Midlothian, IL 60445

Parcel 4:

That portion of the East 16 feet of the West 190 feet (Except the North 143 feet) of the Northwest 1/4 of the Southwest 1/4 of Section 11, Township 36 North, Range 13, East of the Third Principal Meridian, lying Northerly of the Westerly extension of the North line of Lot 24 in Robertson's Fourth Addition to Midlothian, being a subdivision of part of the Northwest 1/4 of the Southwest 1/4 of said Section 11, in Cook County, Illinois, LESS AND EXCEPT that part dedicated for public alley under Plat of Dedication recorded as document number 0322603053.

PIN: 28-11-300-042-000 (Affects Parcels 3 and 4)

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All Above Also Described as Follows:

That part of the Northwest Quarter of the Southwest Quarter of section 11, Township 36 North, Range 13 East of the Third Principal Meridian, described as follows:

Beginning at the North East corner of Lot 16 (Except the East 20 feet thereof and Except the North 15 feet thereof) in Robertson's Fourth Addition to Midlothian recorded as document number 189448; thence South 00 degrees 19 minutes 47 seconds East along the West line of the East 20 feet of said lot 110.00 feet to the North line of a 16 foot alley dedicated per document numbers 189448 and 0322603047; thence north 89 degrees 56 minutes 14 seconds west along said line 235.90 feet to the east line of the west 174.00 feet of said Northwest Quarter; thence South 00 degrees 19 minutes 47 seconds East along said line 42.00 feet to the South line of the North 200.00 feet of said Northwest Quarter; thence North 89 degrees 56 minutes 14 seconds West along said line 118.00 feet; thence North 00 degrees 19 minutes 47 seconds West 3.00 feet; thence North 89 degrees 56 minutes 14 seconds West 6.00 feet to the east line of the West 50.00 feet of said Northwest Quarter; thence North 00 degrees 19 minutes 47 seconds West along said line 126.00 feet; thence North 44 degrees 52 minutes 00 seconds East 29.60 feet to the South line of the North 50.00 feet of said Northwest Quarter; thence South 89 degrees 56 minutes 14 seconds east along said line 119.00 feet to the West line of Lot 23 in said Robertson's Fourth Addition; thence North 00 degrees 19 minutes 47 seconds West along said line 2.00 feet to the South line of the North 15.00 feet of Lots 23 through 16 in said Robertson's Fourth Addition; thence South 89 degrees 56 minutes 14 seconds east along said line 219.90 feet to the point of beginning, in Cook County, Illinois.

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Midlothian, IL 60445

Cook County Clerk's Office