

UNOFFICIAL COPY

For purposes of recording,
this instrument was prepared by:

Anthony J. Nasharr
Polsinelli PC
150 N. Riverside Plaza, Suite 3000
Chicago, IL 60606

After recording, return to:

Dennis Both
American Kitchen Delights, Inc.
15320 Cooper Avenue
Harvey, IL 60426

Send subsequent tax bills to:

Shahnawaz Hasan
Ameri Realty, Inc.
15320 Cooper Avenue
Harvey, IL 60426



Doc# 2102240142 Fee \$67.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/22/2021 02:19 PM PG: 1 OF 9

(For Recorder's Use Only)

SPECIAL WARRANTY DEED

(Illinois)

20221909WF
1006CALND

THIS SPECIAL WARRANTY DEED is made this 30th day of November, 2020, by MB1803, LLC, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois ("Grantor"), having an address of c/o Fifth Third Bank, 120 East Palmetto Park Road, Boca Raton, Florida 33432, to AMERI REALTY, INC., an Illinois corporation, having an address of 15320 Cooper Avenue, Harvey, Illinois 60426 (the "Grantee").

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has CONVEYED and does hereby CONVEY unto Grantee, all of Grantor's interest in the real property located in Cook County, Illinois, and being more particularly described on Exhibit A attached hereto (the "Property").

This conveyance is made and accepted subject to the permitted exceptions described on Exhibit B attached hereto (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever; and, subject to the Permitted Exceptions, Grantor does hereby warrant the title to the Property and will defend the title to the Property against the lawful claims of every person claiming by, through, or under Grantor, but not otherwise.

REAL ESTATE TRANSFER TAX
61352 11-30-2020
Calumet City • City of Homes \$ 1600.00

REAL ESTATE TRANSFER TAX
61351 11-30-2020
Calumet City • City of Homes \$ 1600.00

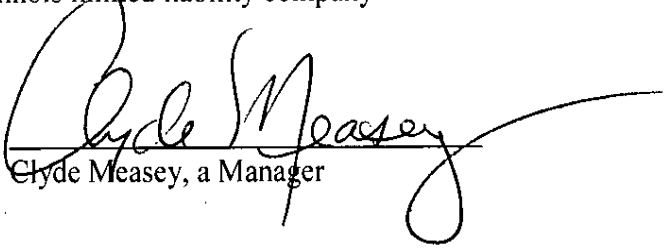
S Y
P 9
S 4-6
M _____
SC _____
E _____
INT 10

GTH

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IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered by its duly authorized officer, as of the day and year first above written.

MB1803, LLC,
an Illinois limited liability company

By: 
Clyde Measey, a Manager


Property of COOK COUNTY CLERK'S OFFICE

State of FLORIDA)
County of PAUM BEACH) SS:

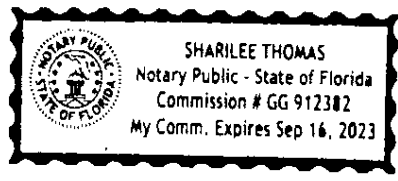
REAL ESTATE TRANSFER TAX		01-Dec-2020
		COUNTY: 200.00
		ILLINOIS: 400.00
		TOTAL: 600.00
29-13-300-008-0000 20201001631811 1-508-468-704		

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that CLYDE MEASEY, a Manager of MB1803, LLC, an Illinois limited liability company, 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 and as the free and voluntary act of said limited liability company, 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 12th day of November, 2020.


Notary Public

(Seal)



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IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered by its duly authorized officer, as of the day and year first above written.

MB1803, LLC,
 an Illinois limited liability company

By: Wendi Merritt
 Wendi Merritt, a Manager

State of Kentucky)
) SS:
 County of Boone)

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that WENDI MERRITT, a Manager of MB1803, LLC, an Illinois limited liability company, 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 and as the free and voluntary act of said limited liability company, 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 23 day of November, 2020.

Emily Jean Simpson
 Notary Public



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EXHIBIT A

Legal Description

PARCEL 1:

A TRACT OF LAND BEGINNING AT A POINT 152 FEET EAST OF AND 18 FEET NORTH OF THE INTERSECTION OF THE EASTERLY LINE OF DOLTON GREENWOOD ROAD AND THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE DUE NORTH, A DISTANCE OF 130.6 FEET; THENCE NORTH 73 DEGREES 23 MINUTES WEST A DISTANCE OF 230.9 FEET; THENCE SOUTH 53 DEGREES 49 MINUTES WEST A DISTANCE OF 76 FEET TO THE AFORESAID EASTERLY LINE OF DOLTON GREENWOOD ROAD; THENCE NORTH 37 DEGREES 56 MINUTES WEST ALONG SAID EASTERLY LINE A DISTANCE OF 33 FEET; THENCE NORTH 53 DEGREES 49 MINUTES EAST, A DISTANCE OF 93 FEET; THENCE SOUTH 73 DEGREES 23 MINUTES EAST, A DISTANCE OF 237.5 FEET; THENCE DUE EAST, A DISTANCE OF 252 FEET; THENCE DUE SOUTH, A DISTANCE OF 165 FEET; THENCE DUE WEST 18 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST OF SECTION 13, A DISTANCE OF 252 FEET MORE OR LESS TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 13 LYING WEST OF A LINE DRAWN FROM A POINT 86.56 FEET WEST (AS MEASURED ALONG THE NORTHERLY LINE THEREOF) OF THE NORTHEAST CORNER THEREOF, TO A POINT 37.04 FEET WEST OF THE SOUTHEAST CORNER THEREOF, ALL OF LOT 14 AND THE EAST 45 FEET OF LOT 16 ALL IN SANDRIDGE, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE SOUTHWEST OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF DOLTON-GREENWOOD ROAD WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE EAST ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 13, 152 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EAST ON LAST DESCRIBED LINE, A DISTANCE OF 252 FEET; THENCE DUE NORTH AT 90 DEGREES TO THE LAST DESCRIBED LINE, 18 FEET; THENCE DUE WEST ON A LINE 18 FEET NORTH OF AND

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PARALLEL WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 13, 252 FEET; THENCE SOUTH 18 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13 AT A DISTANCE OF 516.24 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 0 DEGREES 04 MINUTES 16 SECONDS EAST (ASSUMED BEARING), ALONG SAID EAST LINE, 313.62 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES 04 MINUTES 16 SECONDS EAST, 129.54 FEET TO A POINT ON THE NORTH LINE OF SANDRIDGE SUBDIVISION RECORDED OCTOBER 11, 1973 AS DOCUMENT 22509791; THENCE SOUTH 84 DEGREES 50 MINUTES 21 SECONDS WEST, ALONG SAID NORTH LINE, 209.33 FEET; THENCE NORTH 01 DEGREES 06 MINUTES 36 SECONDS EAST, 133.64 FEET; THENCE NORTH 85 DEGREES 55 MINUTES 41 SECONDS EAST, 206.25 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property Address: 1 Dutch Valley Drive, South Holland, Illinois 60473
a/k/a: 15801 Greenwood

PINs: 29-13-300-008-0000; 29-13-300-032-0000; 29-13-301-015-0000; 29-13-301-030-0000;
29-13-301-032-0000; 29-13-300-038-0000

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EXHIBIT B

Permitted Exceptions

1. General Real Estate Taxes and assessments for the year 2020 and subsequent years.
2. Existing unrecorded parking license agreement dated November 30, 2017 with Ed Napleton Calumet City Imports, Inc.
3. Grant recorded March 7, 1914 as Document No. 5370357 to maintain and operate their equipment over Land in favor of Public Service Company of Northern Illinois.
(Affects Parcel 1)
4. Grant to Public Service Company of Northern Illinois recorded March 7, 1914 as Document No. 5370358 to maintain and operate their equipment over Land.
(Affects Parcel 1)
5. Easement in, upon, under, over, and along the Land to install and maintain all equipment for the purpose of serving the Land and other property with gas service, together with the right of access to said equipment as created by Grant to Northern Illinois Gas Company recorded February 11, 1963 as Document No. 18718030.
(Affects Parcel 1)
6. Easement for public utilities, sewer, water, over areas so delineated on Lots 1 to 16, both inclusive in Sandridge Subdivision as shown on Plat of October 11, 1973 as Document No. 22509791.
(Affects Parcel 2)
7. Easements for public utilities, sewer, water, as shown on Plat of Sandridge being a Subdivision of part of the North 1/2 of the Southwest 1/4 of Section 13, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.
(Affects the Northerly 77 feet of Lot 13 and various irregular portions of Lots 13 and 14)
(Affects Parcel 2)
8. 10-foot sewer easements as shown on Plat of Sandridge aforesaid.
(Affects irregular portions of Lot 14 in Parcel 2)

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9. Easement over the property shown within dotted lines and marked easement of the Land for the purpose of installing and maintaining all equipment necessary to serve the Subdivision and other Land with telephone and electrical service, together with the right to overhang aerial service wires and the right of access to such wires, as created by Grant to the Illinois Bell Telephone Company and the Commonwealth Edison Company and their respective successors, and assigns and as shown on the Plat of Subdivision recorded October 11, 1973 as Document No. 22509791.

Note: Said Grant provides that obstructions shall not be placed over grantees facilities or in, upon or over the property within the dotted lines and marked easement without the written consent of grantees and that after installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with proper operation and maintenance thereof.

(Affects the Northerly 77 feet of Lot 13 and various irregular portions of Lots 13 and 14 in Parcel 2)

10. Easements in all plated easement areas for the installation, maintenance, relocation, reveal and removal of gas mains and appurtenances, as created by Grant to Northern Illinois Gas Company its successors and assigns and as shown on Plat of Subdivision recorded October 11, 1973 as Document No. 22509791.

(Affects the Northerly 77 feet of Lot 13 and various irregular portions of Lots 13 and 14 in Parcel 2)

11. Covenants contained in the Plat of Subdivision of Sandridge, being a Subdivision of part of the North 1/2 of the Southwest 1/4 of Section 17, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois providing that the cost of maintenance, reconstruction, and repair of sanitary sewer, storm sewer, and water distribution system located within each parcel of Land in said Subdivision shall be the sole responsibility of the owner of said parcel and that the maintenance of the retention pond located on Lot 16 shall be shared equally by the owners of Lots 1 through 15, inclusive.

(Affects Parcel 2)

12. Easement for public utilities, sewer, water, and ingress and egress recorded October 14, 1975 as Document No. 23252185 over that part of Lots 12 and 13 lying North of the South 135 feet, that part lying South of a line drawn 77 feet Southerly of and parallel to the North line of said Lots lying West of the East 93.04 feet of Said Lot 12 and lying East of a line drawn from a point on the North line of Lot 14, 15.09 feet Westerly of the Northeasterly corner thereof, to a line on the South line of said Lot 13, 77.93 feet West of the Southeast Corner thereof; also the Southerly 10 feet of the Northerly 20 feet of the Westerly 93 feet of Lot 14, also the Northerly 20 feet and the South 10 feet of the East 45 feet of Lot 16.

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(Affects Parcel 2)

13. A 20-foot easement running North and South over Lots 13 and 14 for Metropolitan Sanitary district interceptor sewer as shown on Plat of Sandridge Subdivision recorded October 11, 1973 as Document No. 22509791.

(Affects parts of Lots 13 and 14 of Parcel 2)

14. Encroachment of the Brown Packing Company's one-story Concrete Block building over Westerly line of Land by .61 feet as disclosed by survey dated July 13, 1982 by Edmund M. Burke and Associates, Ltd., order number 82-139.

(Affects Parcel 3)

15. Easement in, upon, under, over, and along the South 10 feet of the Land to install and maintain all equipment for the purpose of serving the Land and other property with Electric Service, together with right of access to said equipment as created by Grant to the Commonwealth Edison Company recorded October 9, 1974 as Document No. 22872563.

(Affects Parcel 3)

16. Permanent easement for the location of an intercepting sewer by order entered in case number 69L10460.

(Affects Parcel 2)

17. The easements noted herein have been released as follows:
- a. As to that part of Lots 13 and 14 lying West of the West line of the 20-foot wide Metropolitan Sanitary district easement and South of a line drawn 165 feet North of and parallel to the South Line of Lot 13 by:
 - i. Commonwealth Edison Company Document No. 86021970
 - ii. Illinois Bell Telephone Company by Document No. 86021971
 - iii. Northern Illinois Gas Company by Document No. 86021972.
 - b. As to that part of the Land falling in the South 90 feet of Lot 13 and which lies East of the Metropolitan Sanitary District Easement by:
 - i. Northern Illinois Gas Company by Document No. 86551366.
 - ii. Commonwealth Edison Company by Document No. 86556643.

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iii. Illinois Bell Telephone Company by Document No. 87010709.

(Affects Parcel 2)

18. Easement in favor of Metropolitan Sanitary district, and its/their respective successors and assigns, to install, operate, and maintain all equipment necessary for the purpose of serving the Land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the Plat recorded/filed June 26, 1967 as Document No. 20178365.

(Affects Parcel 4)

19. Rights of the Public Service Company to lay and maintain gas mains and to erect and maintain poles in upon and along so much of Greenwood road as is upon or adjacent to the Land and to install and maintain wires cables and other equipment on said Poles and to operate by means of said Poles and equipment a line or lines for power, light telephone and other purposes, also to trim trees as may be necessary in the construction and operation of said lines as contained in the grant dated July 26, 1913 and recorded March 7, 1914 as Document No. (12819-102) 5370358, made by Mrs. Louis Rich to said Public Service Company.

(Affects Parcel 4)

20. Rights of the public, the municipality, and the State of Illinois in and to that part of the Land taken or used for roads and highways, if any.

(Affects Parcel 4)

21. Drainage ditches, laterals, feeders, drainage tiles, or other drainage easement rights, if any.