

Freedom Title Corporation
2220 Hicks Road
Suite 200
Rolling Meadows, IL 60008

**WARRANTY DEED
ILLINOIS STATUTORY**

6719187
6719187

THE GRANTOR, GRANT ROAD, LLC, an Illinois limited liability company, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, Convey(s) and Warrant(s) to ROUTE 83 PROPERTIES, LLC, an Illinois limited liability company all interest to and within the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO: general real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record and building lines and easement, if any.

And hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 22-14-201-045-0000, 22-14-201-023-0000, 22-14-201-024-0000, 22-14-201-043-0000 and 22-11-100-013-0000.

Address(es) of Real Estate: 10685 Archer Ave., Lemont, Illinois 60439

Dated this 23rd day of December, 2020

GRANT ROAD, LLC

By: Michael Thompson
Authorized Manager

REAL ESTATE TRANSFER TAX		31-Dec-2020
COUNTY:	434.00	
ILLINOIS:	949.00	
TOTAL:	1,272.00	
22-14-201-045-0000	2020-12-23 08:13	0-738-213-856

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michael J. Thompson of GRANT ROAD, LLC, 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 Member and Manager with full legal authority and authorization on behalf of the Illinois Limited Liability Company for the uses and purposes therein set forth, including the release of and waiver of the any and all right of homestead, if any.

Given under my hand and official seal, this 23rd day of December, 2020

Maïsou Farhoud (Notary Public)



Prepared By: Patrick D. Lamb
PLUNKETT COONEY, P.C.
221 N. LaSalle Street
Chicago, Illinois 60601

Mail To:
Mr. James Pink
2153 W. 107th Pl.
Chicago, IL. 60643

Send Tax Bills To:
Route 83 Properties LLC
P.O. Box 699
Lemont, IL 60439

Doc#: 2102906393 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/29/2021 04:48 PM Pg: 1 of 4

Dec ID 20201201698743
ST/CO Stamp 0-738-213-856 ST Tax \$848.00 CO Tax \$424.00

UNOFFICIAL COPY

EXHIBIT A

Legal description

PARCEL 1: A PARCEL OF LAND IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID SECTION 14, WHICH IS 96.45 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTHWESTERLY ALONG A LINE HEREINAFTER REFERRED TO AS LINE 'A' FORMING AN ANGLE OF 56 DEGREES 47 MINUTES 10 SECONDS AS MEASURED COUNTERCLOCKWISE FROM WEST TO SOUTHWEST FROM THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 1045.66 FEET TO AN IRON PIPE; THENCE SOUTHWESTERLY ALONG A LINE HEREINAFTER REFERRED TO AS LINE "B", DEFLECTING 10 DEGREES 19 MINUTES 00 SECONDS WESTWARDLY FROM A SOUTHWESTERLY PROLONGATION OF THE LAST ABOVE DESCRIBED COURSE, 295.24 FEET TO THE WEST LINE OF THE PROPERTY CONVEYED BY EDWARD P. SUMMERS, AND OTHERS, TO THE CHICAGO TRUST COMPANY BY DEED DATED MARCH 1, 1926 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON MARCH 6, 1926 AS DOCUMENT NUMBER 9199442; THENCE NORTHERLY ALONG THE WESTERLY LINE OF PROPERTY SO CONVEYED, BY EDWARD P. SUMMERS, AND OTHERS, TO CHICAGO TRUST COMPANY, A DISTANCE OF 179.37 FEET TO THE INTERSECTION WITH A LINE DRAWN 150 FEET PERPENDICULARLY DISTANT NORTHWESTERLY OF AND PARALLEL WITH THE ABOVE DESCRIBED LINE "B" FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG SAID WESTERLY LINE OF PROPERTY CONVEYED BY DOCUMENT NUMBER 9199442, A DISTANCE OF 173.19 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE CHICAGO AND JOILET ELECTRIC RAILWAY COMPANY; THENCE NORTHEASTERLY ALONG SAID SOUTH RAILROAD RIGHT OF WAY LINE FORMING AN ANGLE OF 55 DEGREES 05 MINUTES 00 SECONDS TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED LINE, A DISTANCE OF 604.16 FEET TO A POINT OF CURVE IN SAID SOUTHERLY RAILROAD RIGHT OF WAY LINE; THENCE NORTHEASTERLY ALONG SAID CURVED RAILROAD RIGHT OF WAY LINE, BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 691.77 FEET, AN ARC DISTANCE OF 220.50 FEET TO THE POINT OF INTERSECTION WITH A LINE DRAWN 150 FEET PERPENDICULARLY DISTANT NORTHWESTERLY AND PARALLEL WITH THE ABOVE DESCRIBED LINE 'A', SAID POINT BEING 188.53 FEET SOUTHWESTERLY (AS MEASURED ALONG SAID PARALLEL LINE) OF THE NORTH LINE OF SAID SECTION 14; THENCE SOUTHWESTERLY ALONG THE LAST DESCRIBED PARALLEL LINE, 745.38 FEET TO INTERSECTION WITH A LINE DRAWN 150 FEET PERPENDICULARLY DISTANT NORTHWESTERLY AND PARALLEL WITH THE ABOVE DESCRIBED LINE "B"; THENCE SOUTHWESTERLY ALONG THE LAST DESCRIBED PARALLEL LINE, 183.37 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2: THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION, 275.74 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 14; THENCE WEST ALONG SAID NORTH LINE A DISTANCE OF 130.42 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF ALTON RAILROAD COMPANY; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE,

UNOFFICIAL COPY

A DISTANCE OF 852.02 FEET TO THE CENTER LINE OF LEARY ROAD (SAID ROAD BEING 40 FEET WIDE); THENCE SOUTHERLY ALONG THE CENTER LINE OF SAID ROAD TO A POINT 92.64 FEET SOUTHEASTERLY OF AND MEASURED AT RIGHT ANGLES TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF ALTON RAILROAD COMPANY; THENCE NORTHEASTERLY ALONG A LINE PARALLEL WITH AND 92.64 FEET (MEASURED AT RIGHT ANGLES) SOUTHEASTERLY OF SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 604.16 FEET TO A POINT OF TANGENCY, SAID POINT OF TANGENCY BEING 1161 FEET (AS MEASURED ALONG SAID PARALLEL LINE) NORTHEASTERLY OF WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE NORTHEASTERLY ALONG A CURVED LINE, CONVEX NORTHERLY AND HAVING A RADIUS OF 700 FEET, A DISTANCE OF 221.22 FEET TO THE NORTHERLY LINE OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY A DISTANCE OF 188.53 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3-A: THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A STRIP OF LAND THAT IS 92.64 FEET IN WIDTH AND LYING SOUTHEASTERLY OF AND ADJOINING THE RIGHT OF WAY OF THE ALTON RAILROAD COMPANY, NOW THE GULF, MOBILE AND OHIO RAILROAD (AS MEASURED AT RIGHT ANGLES TO THE SOUTHEASTERLY LINE OF SAID RAILROAD RIGHT OF WAY), SAID STRIP EXTENDING NORTH EASTERLY FROM THE NORTHEASTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 83 TO THE CENTER LINE OF LEARY ROAD, IN COOK COUNTY, ILLINOIS

PARCEL 3-B: THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A STRIP OF LAND THAT IS 92.64 FEET IN WIDTH AND LYING SOUTHEASTERLY OF AND ADJOINING THE RIGHT OF WAY OF THE ALTON RAILROAD COMPANY, NOW THE GULF, MOBILE AND OHIO RAILROAD (AS MEASURED AT RIGHT ANGLES TO THE SOUTHEASTERLY LINE OF SAID RAILROAD RIGHT OF WAY), SAID STRIP EXTENDING SOUTHEASTERLY FROM THE SOUTHEASTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 83 TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 14, IN COOK COUNTY, ILLINOIS

PARCEL 4: A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN NEAR LEMONT, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH SECTION LINE OF SAID SECTION 11, WHICH IS 275.74 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE ON A STRAIGHT LINE OF SOUTH 88 DEGREES 44 MINUTES 21 SECONDS WEST ALONG THE SOUTH LINE OF THE AFORESAID SECTION 11 A DISTANCE OF 100.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 44 MINUTES 21 SECONDS WEST ALONG THE SOUTH LINE OF THE AFORESAID SECTION 11 A DISTANCE OF 35.31 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY LINE OF THE FORMER CHICAGO AND ALTON RAILROAD; THENCE ON A STRAIGHT LINE OF SOUTH 40 DEGREES 32 MINUTES 40 SECONDS WEST A DISTANCE OF 922.18 FEET ALONG THE SOUTHEASTERLY LINE OF THE FORMER CHICAGO AND ALTON RAILROAD TO A POINT; THENCE

UNOFFICIAL COPY

NORTHWESTERLY AT A RIGHT ANGLE TO SAID LINE 81 FEET TO A POINT IN A LINE THAT LIES PARALLEL WITH AND 35.00 FEET SOUTHEASTERLY FROM THE CENTER LINE OF RAILROAD'S NORTHBOUND MAIN TRACK; THENCE ON A STRAIGHT LINE NORTH 40 DEGREES 40 MINUTES 32 SECONDS EAST A DISTANCE OF 298.28 FEET ALONG SAID PARALLEL LINE TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 273.35 FEET, BEING THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 11172.53 FEET, A CHORD BEARING OF NORTH 41 DEGREES 22 MINUTES 35 SECONDS EAST AND A CHORD DISTANCE OF 273.34 FEET TO A POINT OF COMPOUND CURVE; THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 943.41 FEET, BEING THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5782.86 FEET, A CHORD BEARING OF NORTH 46 DEGREES 45 MINUTES 05 SECONDS EAST AND A CHORD DISTANCE OF 942.39 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID SECTION 11; THENCE ON A STRAIGHT LINE SOUTH 01 DEGREES 18 MINUTES 55 SECONDS EAST A DISTANCE OF 50.19 FEET ALONG THE EAST LINE OF THE AFORESAID SECTION 11 TO A POINT ON THE SOUTHEASTERLY LINE OF THE FORMER CHICAGO AND ALTON RAILROAD; THENCE SOUTHWESTERLY ALONG THE FORMER CHICAGO AND ALTON RAILROAD A DISTANCE OF 466.08 FEET, BEING THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 3715.64 FEET, A CHORD BEARING OF SOUTH 44 DEGREES 42 MINUTES 59 SECONDS WEST AND A CHORD DISTANCE OF 465.78 FEET TO A POINT OF TANGENCY; THENCE SOUTHWESTERLY ALONG THE FORMER CHICAGO AND ALTON RAILROAD ON A STRAIGHT LINE SOUTH 41 DEGREES 07 MINUTES 34 SECONDS WEST A DISTANCE OF 60.81 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY ILLINOIS.

The real estate commonly known as: 10685 Archer Avenue, Lemont, Illinois 60439

PIN(s): 22-14-201-045-0000, 22-14-201-023-0000, 22-14-201-024-0000, 22-14-201-043-0000
and 22-11-100-013-0000