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2109046048

Doc# 2109046048 Fee \$88.00

RHSP FEE: 59.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/31/2021 11:32 AM PG: 1 OF 3

WARRANTY DEED

*100%
JOB SC006845 LAL UN*

THIS INDENTURE, Made between **Appleland II, LLC**, an Illinois limited liability company, of 329 Neapolitan Way, Naples, FL 34103, party of the first part, and **South Suburban Land Bank and Development Authority**, a municipal government agency of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars, and for other good and valuable consideration in hand paid, conveys and warrants to the party of the second part, in fee simple, the following described Real Estate to-wit:

LEGAL DESCRIPTION ATTACHED

subject to general real estate taxes for 2019, 2020 and subsequent years, covenants, conditions and restrictions of record, building lines and easements of record, if any.

Permanent Real Estate Index No: 29-24-200-085-0000

Address of Real Estate: 1719 River Oaks Drive, Calumet City, IL 60409

IN WITNESS WHEREOF, the party of the first part, hereunto set hand and seal this .

Appleland II, LLC, an Illinois limited liability company

W. Curtis Smith (SEAL)
Curtis Smith, Manager

REAL ESTATE TRANSFER TAX



61554 118/2021

Calumet City • City of Homes \$ *(7)*

S ✓
P ✓
S ✓
SC ✓
INT ✓

REAL ESTATE TRANSFER TAX

18-Feb-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

29-24-200-085-0000

| 20201201600003 | 1-695-697-936

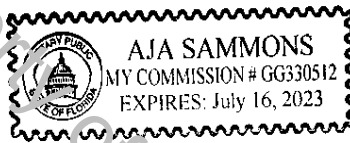
CTH

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State of Florida)
County of Collier) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Curtis Smith is 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 .



[Handwritten Signature]

Notary Public
29 December 2020

Property of Cook County Clerk's Office

This instrument was prepared by John F. Argoudelis, Esq., Law Offices of John F. Argoudelis, LLC, 15124 South Route 59, Plainfield, Illinois 60544

Mail to:

Send subsequent tax bills to:

**South Suburban Land Bank and
Development Authority
1719 River Oaks Drive
Calumet City, IL 60409**

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LEGAL DESCRIPTION

PARCEL 1: THAT PART OF LOT 7 IN THE FINAL PLAT OF OAKVIEW SHOPPING CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 24 AND PART OF THE RESUBDIVISION OF LOT 2 IN RIVER OAKS WEST UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 24, ALL IN TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID OAKVIEW SHOPPING CENTER SUBDIVISION RECORDED OCTOBER 6, 1992 AS DOCUMENT 92743693, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 00 DEGREE, 07 MINUTES, 08 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 454.71 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 89 DEGREES, 52 MINUTES, 52 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 198.36 FEET; THENCE NORTH 00 DEGREE, 07 MINUTES, 08 SECONDS EAST, A DISTANCE OF 119.81 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 200.0 FEET, AN ARC LENGTH OF 82.64 FEET TO A POINT OF TANGENCY; THENCE NORTH 23 DEGREES, 47 MINUTES, 41 SECONDS EAST, A DISTANCE OF 64.09 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 150.0 FEET, AN ARC LENGTH OF 61.98 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREE, 07 MINUTES, 08 SECONDS EAST, A DISTANCE OF 140.61 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 7; THENCE SOUTH 86 DEGREES, 25 MINUTES, 36 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 81.85 FEET TO AN ANGLE POINT IN SAID LOT 7; THENCE SOUTH 89 DEGREES, 51 MINUTES, 43 SECONDS EAST, ALONG THE NORTH LINE OF LOT 7, A DISTANCE OF 61.46 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS AND OTHER RIGHTS FOR THE BENEFIT OF PARCEL 1, ITS OWNERS, SUCCESSORS, ASSIGNS AND PERMITEES, PURSUANT TO A NON-EXCLUSIVE AND PERPETUAL EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS SET FORTH IN THE OPERATION AND EASEMENT AGREEMENT DATED AUGUST 10, 1992, AND RECORDED AUGUST 12, 1992 AS DOCUMENT 92599324 AND AMENDMENTS THERETO RECORDED AS DOCUMENTS 92753015, 93074470, 93074472 AND 97537138.