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Doc#: 2109816172 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/08/2021 04:17 PM Pg: 1 of 5

Dec ID 20210301668538
ST/CO Stamp 1-023-619-600 ST Tax \$100.00 CO Tax \$50.00

WARRANTY DEED ILLINOIS STATUTORY

(The Above Space for Recorder's Use Only)

THE GRANTOR Gemelli Real Estate, LLC, a Limited Liability Company licensed to conduct business in Illinois, of One Clock Tower Plaza Elgin, Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Bella Casa Square, LLC, a Limited Liability Company licensed to conduct business in Illinois, of 880 Summit Street, Elgin, Illinois, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED

Permanent Index Number(s): 06-07-302-073-0000; 06-07-309-021-0000; 06-07-302-080-0000 and 06-07-309-025-0000

Property Address: 880 Summit, Elgin, IL 60120

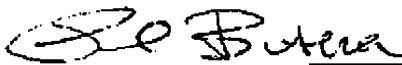
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois;

THIS IS NOT HOMESTEAD PROPERTY

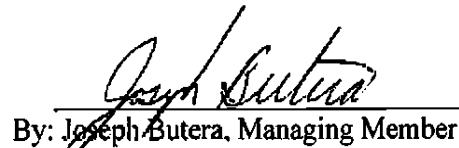
SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 24th day of March, 2021.

Gemelli Real Estate, LLC



By: Paul Butera, Managing Member



By: Joseph Butera, Managing Member

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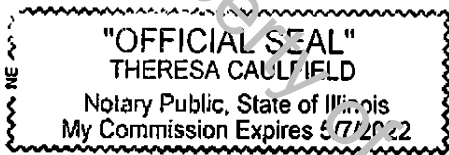
STATE OF ILLINOIS)
) SS,
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Paul Butera and Joseph Butera, as Managing Members of Gemelli Real Estate, LLC a Limited Liability Company licensed to conduct business in the State of Illinois, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 24th day of March, 2021.



Notary Public



THIS INSTRUMENT PREPARED BY

John J. Butera, Ltd.
1033 W. Golf Road
Hoffman Estates, IL 60169



MAIL TO:

BELLA CASA SQUARE
1033 WEST GOLF Rd.
Hoffman Estates IL
60169

SEND SUBSEQUENT TAX BILLS TO:

BELLA CASA SQUARE
1590 WEST ALGONQUIN Rd
Suite 223
Hoffman Estates IL 60192

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE SOUTH 1/2 OF THE GOVERNMENT LOT 1 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 01 DEGREE, 42 MINUTES, 37 SECONDS EAST MEASURED (NORTH 02 DEGREES, 00 MINUTE, EAST RECORD) ON THE LINE BETWEEN THE LANDS OF STARRETT AND WALBAUM, A DISTANCE OF 1322.0 FEET TO A POINT 25.0 SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF GOVERNMENT LOT 1 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, FOR A POINT OF BEGINNING; THENCE SOUTH 88 DEGREES, 00 MINUTE, WEST, PARALLEL WITH AND 25.0 FEET SOUTH OF THE NORTH LINE, A DISTANCE OF 252.82 FEET; THENCE SOUTH 01 DEGREE, 42 MINUTES, 27 SECONDS EAST MEASURED (SOUTH 02 DEGREES, 00 MINUTE, WEST RECORD) A DISTANCE OF 654.5 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF EVANSTON HIGHWAY (STATE ROUTE 58); THENCE SOUTH 89 DEGREES, 24 MINUTES, 02 SECONDS EAST MEASURED (SOUTH 89 DEGREES, 39 MINUTES, EAST RECORD) ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 397.65 FEET; THENCE NORTH 01 DEGREE, 42 MINUTES 37 SECONDS EAST, A DISTANCE OF 245.58 FEET; THENCE NORTH 23 DEGREES, 30 MINUTES, 15 SECONDS WEST, A DISTANCE OF 17.60 FEET; THENCE NORTH 01 DEGREE, 42 MINUTES, 37 SECONDS EAST, A DISTANCE OF 410.59 FEET TO A POINT IN A LINE PARALLEL WITH AND 25.0 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF GOVERNMENT LOT 1 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE SOUTH 88 DEGREES, 00 MINUTE, WEST ALONG SAID LINE, A DISTANCE OF 138.08 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 02 DEGREES, 00 MINUTE, EAST ON THE LINE BETWEEN THE LANDS OF STARRETT AND WALBAUM, A DISTANCE OF 1322.0 FEET TO A POINT 25.0 SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF GOVERNMENT LOT 1 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, FOR A POINT OF BEGINNING; THENCE SOUTH 88 DEGREES, 00 MINUTE WEST, (SOUTH 87 DEGREES, 47 MINUTES, 33 SECONDS, MEASURED) PARALLEL WITH AND 25.0 FEET SOUTH OF THE NORTH LINE, A DISTANCE OF 252.82 FEET; THENCE SOUTH 02 DEGREES, 00 MINUTES, WEST (SOUTH 01 DEGREE, 29 MINUTES, 43 SECONDS WEST MEASURED), A DISTANCE OF 654.5

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FEET (654.91 FEET MEASURED) TO THE NORTHERLY RIGHT OF WAY LINE OF EVANSTON HIGHWAY (STATE ROUTE 58); THENCE SOUTH 89 DEGREES, 39 MINUTES, EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 229.64 FEET; THENCE NORTH 00 DEGREES, 21 MINUTES, 00 SECONDS EAST, A DISTANCE OF 62.11 FEET; THENCE SOUTH 89 DEGREES, 39 MINUTES, 00 SECOND EAST, A DISTANCE OF 37.66 FEET; THENCE NORTH 00 DEGREE, 20 MINUTES, 55 SECONDS EAST, A DISTANCE OF 604.02 FEET TO A POINT IN A LINE PARALLEL WITH AND 25.0 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF GOVERNMENT LOT 1 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE SOUTH 88 DEGREES, 00 MINUTE, WEST (SOUTH 87 DEGREES, 47 MINUTES, 33 SECONDS WEST, MEASURED) ALONG SAID LINE, A DISTANCE OF 1.63 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF ELGIN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTH 1/2 OF GOVERNMENT LOT 1 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 01 DEGREE, 42 MINUTES, 37 SECONDS EAST MEASURED (NORTH 02 DEGREES, 00 MINUTE, EAST RECORD) ON THE LINE BETWEEN THE LANDS OF STAFFETT AND WALBAUM, A DISTANCE OF 1322.0 FEET TO A POINT 25.0 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF GOVERNMENT LOT 1 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, FOR A POINT OF COMMENCING; THENCE NORTH 88 DEGREES, 00 MINUTE, 00 SECOND EAST ALONG A LINE OF 25.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTH 1/2 OF GOVERNMENT LOT 1, A DISTANCE OF 138.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES, 00 MINUTE, 00 SECOND EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 263.00 FEET; THENCE SOUTH 01 DEGREE, 42 MINUTES, 37 SECONDS WEST, A DISTANCE OF 683.16 FEET, MEASURED (681.3 FEET, RECORD) TO THE NORTHERLY RIGHT OF WAY LINE OF THE EVANSTON-ELGIN HIGHWAY (STATE ROUTE 58); THENCE NORTH 89 DEGREES, 24 MINUTES, 02 SECONDS WEST, MEASURED (NORTH 89 DEGREES, 39 MINUTES, 00 SECONDS WEST, RECORD), A DISTANCE OF 255.00 FEET; THENCE NORTH 01 DEGREE, 42 MINUTES, 37 SECONDS EAST, A DISTANCE OF 245.58 FEET; THENCE NORTH 23 DEGREES, 30 MINUTES, 15 SECONDS WEST A DISTANCE OF 17.60 FEET; THENCE NORTH 01 DEGREE, 42 MINUTES, 37 SECONDS EAST, A DISTANCE OF 410.59 FEET TO THE POINT OF BEGINNING; ALL IN THE CITY OF ELGIN, COOK COUNTY, ILLINOIS.

PARCEL 3:

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LOT 9 AND THAT PART OF LOT 8 LYING NORTH OF THE FOLLOWING DESCRIBED LINE BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT 8 A DISTANCE OF 160.37 FEET NORTH OF THE SOUTHWEST CORNER THEREOF) AS MEASURED ALONG SAID WEST LINE), AND TERMINATING AT A POINT IN THE EAST LINE OF SAID LOT 8, A DISTANCE OF 159.75 FEET NORTH OF THE SOUTHEAST CORNER THEREOF) (AS MEASURED ALONG SAID EAST LINE) IN HIGHFIELD PLACE SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 17, 1980 AS DOCUMENT 25393343 AND AS AMENDED JANUARY 2, 1981 AS CONTAINED IN 25723114, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office