

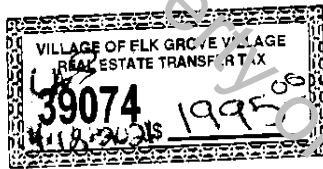
# UNOFFICIAL COPY

Doc#: 2113418294 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/14/2021 09:34 AM Pg: 1 of 4

Dec ID 20210401697636  
ST/CO Stamp 0-985-169-424 ST Tax \$665.00 CO Tax \$332.50

## SPECIAL WARRANTY DEED

FIRST AMERICAN TITLE  
FILE # AF1006170



THE GRANTOR, **Costello Properties, Inc., an Illinois corporation (f/k/a Cherry, Novak & Costello, Inc., t/a Novak & Costello, Inc.)** ("Grantor") for and in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, REMISES, RELEASES, ALIENS AND CONVEYS unto **600 Morse, U.L.C., an Illinois limited liability company** ("Grantee"), whose address is 1126 Parkview Circle, Carol Stream, IL 60188, TO HAVE AND TO HOLD to Grantee and Grantee's successors and assigns forever, the following described real estate in the County of Cook, State of Illinois, to wit:

See legal description attached hereto as Exhibit A and made a part hereof

SUBJECT TO: Permitted Exceptions set forth on Exhibit B attached hereto and made a part hereof.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. \*NOT A HOMESTEAD PROPERTY.

Permanent Real Estate Index Number(s): **08-34-102-027-0000**

Address of Real Estate: **600 Morse Ave, Elk Grove Village, IL, 60007**

Grantor warrants that the said real estate is free of any encumbrance made or suffered by Grantor except as may be set forth herein, and that Grantor shall warrant and defend the same to the Grantee and Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under the Grantor, but against none other.

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**Costello Properties, Inc., an Illinois corporation (f/k/a Cherry, Novak & Costello, Inc., f/k/a Novak & Costello, Inc.):**

By: John J. Costello  
Name: John J. Costello  
Title: President

DATED: April 12, 2021

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF COOK )

I, the undersigned, a notary public in and for said county, in the State aforesaid, DO  
HEREBY CERTIFY that **John J. Costello**, personally known to me to be the same  
person(s) whose name is subscribed to the foregoing instrument, appeared before me this  
day in person and severally acknowledged that he signed, sealed and delivered the said  
instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, April 12, 2021  
Commission Expires 01/13/2023  
[Signature]  
Notary Public

Document Prepared By:  
Law Offices of Ian B. Hoffenberg LLC  
701 Main St. #202  
Evanston, IL 60202

**After Recording Return To:**  
**Richard L. Heimberg**  
**Huck Bouma PC**  
**2425 Royal Boulevard**  
**Elgin, IL 60123**

**Send Tax Bills To:**  
600 Morse, L.L.C.  
1126 Parkview Circle  
Carol Stream, IL 60188



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**EXHIBIT A**  
**To Special Warranty Deed**

LOT 1 IN FIRST PALM RESUBDIVISION OF PART OF LOT 134 IN CENTEX INDUSTRIAL PARK UNIT 99, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON MAY 24, 1984 AS DOCUMENT NO. 27100949, AND AMENDED BY DOCUMENT NO. 27385609, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): **08-34-102-027-0000**

Address of Real Estate: **600 Morse Ave, Elk Grove Village, IL, 60007**

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## **EXHIBIT B** **PERMITTED EXCEPTIONS**

1. General taxes and assessments for the year 2020, 2021 and subsequent years which are not yet due and payable.
2. Building setback line(s) as shown on the plat of subdivision. (Affects West and South 25 feet)
3. Easements for public utilities, caty and drainage, as shown on the plat of subdivision. (Affects North 15 feet)
4. Easements for Underground public utilities, caty, sewer water and drainage, as shown on the plat of subdivision. (Affects West and South 25 feet)
5. Terms and conditions of the easement provisions noted on the plat of subdivision.
6. Terms, conditions and provisions of Resolution No. 63-80 entitled Amended and Restated Itasca-Elk Grove Agreement Jurisdictional Common Boundary Line Agreement recorded September 23, 1980 as document 25594715.
7. Terms, conditions and provisions of Ordinance No. 1406 entitled an Ordinance Amending Ordinance Nos. 1359, 1371 and 1389 by Extending the Moratorium Date on Condominium Conversion recorded October 10, 1980 as document 25619899.
8. Terms, conditions and provisions of Ordinance No. 1420 entitled an Ordinance Amending Ordinance Nos. 1359, 1371, 1389, and 1406 by Extending the Moratorium Date on Condominium Conversion recorded December 16, 1980 as document 25707008.
9. Terms, conditions and provisions of Ordinance No. 1432 entitled an Ordinance Amending the Municipal Code of the Village of Elk Grove Village by Adding Thereto Chapter 10, Regulating Condominium Conversions recorded February 09, 1981 as document 25767565.
10. Matters disclosed by survey dated March 30, 2021, Proj# 21-03-6001, as prepared by Morris Engineering, Inc., as follows: Possible unrecorded easements under, over, across, and upon the land, and adjoining land for utilities and/or drainage as evidenced by overhead wires, water meters, exist. catch basins, electric meter, utility poles, cable tv pedestal and gas meter.
11. Acts Suffered Through or by Buyer.