

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

Doc#: 2113439288 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/14/2021 12:58 PM Pg: 1 of 6

### AFTER RECORDING MAIL TO:

Theodore R. Timm, Esq.  
Timm & Garfinkel, LLC  
Attorneys at Law  
770 Lake Cook Rd., Suite 150  
Deerfield, IL 60015

Dec ID 20210301681705  
ST/CO Stamp 0-107-458-832 ST Tax \$1,735.00 CO Tax \$867.50

### NAME & ADDRESS OF TAXPAYER:

MJP 159 LLC and SB 91 LLC  
2205 Butterfield Rd  
Downers Grove, IL 60515

THE GRANTOR, **AM Real Estate Holdings, LLC-Orland**, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, hereby grants and conveys to **MJP 159 LLC**, an Illinois limited liability company as to a 50% undivided interest as tenants in common; and, to **SB 91 LLC**, an Illinois limited liability company as to a 50% undivided interest as tenants in common, GRANTEES, all of the below-described property together with all the estate and rights of grantors in the property.

See attached Exhibit "A" for Legal Description

Street Address: 15896 S. LaGrange Road a/k/a 9780 West 159th Street, Orland Park, Illinois 60462  
P.I.N.: 27-15-301-031-0000

Subject only to those matters set forth in Exhibit "B" attached hereto and incorporated herein by this reference (hereinafter referred to as "Permitted Exceptions"), together with all the tenements, hereditaments and appurtenances thereto belonging on or in any ways appertaining, to have and to hold the same unto the Grantee in fee simple forever.

The Grantor does hereby covenant that (i) it is lawfully seized of the above--described land in fee simple; (ii) that it has good, right and lawful authority to sell and convey said land; (iii) that it will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, and (iv) that said land is free of all encumbrances, except for the Permitted Exceptions; provided, however, that reference thereto shall not serve to reimpose same.

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To have and to hold said property forever.

DATED this 28th day of April, 2021.

Paul Kenna  
PAUL KENNA, Manager of AM Real Estate Holdings, LLC -Orland, an Illinois Limited Liability Company

Michael Kenna  
MICHAEL KENNA, Manager of AM Real Estate Holdings, LLC -Orland, an Illinois Limited Liability Company

Thomas Macchione  
THOMAS MACCHIONE, Manager of AM Real Estate Holdings, LLC -Orland, an Illinois Limited Liability Company

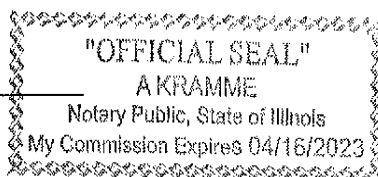
John McCormack  
JOHN McCORMACK, Manager of AM Real Estate Holdings, LLC -Orland, an Illinois Limited Liability Company

State of IL )  
County of Cook ) ss )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that , MICHAEL KENNA, PAUL KENNA, THOMAS MACCHIONE and JOHN McCORMACK, being all of the Managers of **AM Real Estate Holdings, LLC-Orland, an Illinois Limited Liability Company**, 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 as such Limited Liability Company Managers, they signed and delivered the said instrument as their free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and official seal this 28th day of April, 2021.

[Signature]  
Notary Public



**SEE FOLLOWING PAGE FOR ADDITIONAL NOTARIAL ATTESTATION OF THOMAS MACCHIONE**

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State of IL )  
County of Cook ) ss

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that THOMAS MACCHIONE, being a Manager of **AM Real Estate Holdings, LLC-Orland, 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 as such Limited Liability Company Managers, he signed and delivered the said instrument as his free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and official seal this 28th day of April, 2021.

[Signature]  
Notary Public



**This Instrument Was Prepared By:**  
Alan T Kaminski, Attorney At Law  
220 East North Avenue ♦ Northlake, IL 60164  
708-531-0101 ♦ 708-531-0591 Fax

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## Exhibit "A" Legal Description

### PARCEL 1:

Lot 1 in the Resubdivision of Part of Lots 2 and 6 in Knoche-Redfearn Subdivision of part of the East Half of the Southwest Quarter of Section 15, Township 36 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded August 28, 1996 as Document 96659792, in Cook County, Illinois.

### PARCEL 2:

Easement for the benefit of Parcel 1 for vehicular access, circulation and parking, pedestrian traffic and the use of customers, invitees, licensees, agents and employees of the owner and business occupants of the land created by Declaration of Restrictions and Grant of Easement recorded August 18, 1996 as Document 96659797; and amended by Amendment to Declaration of Restrictions and Grant of Easements dated September 7, 2004 and recorded September 14, 2004 as Document 0425832082, over the following described land:

Lot 1, except that part thereof dedicated for public street per document 95071097, and Lots 3, 4 and 5 all in Knoche-Redfearn Subdivision in the Southwest 1/4 of Section 15, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

AND

Lot 2 in the Resubdivision of part of Lots 2 and 6 in Knoche-Redfearn Subdivision of part of the East 1/2 of the Southwest 1/4 of Section 15 aforesaid.

Street Address: 15896 S. LaGrange Road (also commonly known as 9380 West  
159th Street) Orland Park, IL 60462

P.I.N.: 27-15-301-031-0000

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## Exhibit "B" Permitted Exceptions

1. Taxes for the year 2020 not yet due and payable.
2. Existing unrecorded leases and all right thereunder of the lessees and of any person or party claiming by, through, or under the following leases:
  - A. Tenant: American Mattress, Inc., an Illinois corporation (assigned by Tenant to AFM Mattress Company LLC).  
 Term: August 1, 2017 through July 31, 2027  
 Demised Premises: 9396 West 159<sup>th</sup> Street, Orland Park, IL  
 Dated: Lease dated March 15, 2017
  - B. Tenant: Nihad Alaidi  
 Term: April 1, 2019 through March 31, 2024  
 Demised Premises: 9380 West 159<sup>th</sup> Street, Orland Park, IL  
 Dated: February 23, 2019
  - C. Tenant: Oreck Acquisitions Holdings, LLC  
 Term: March 1, 2018 through February 28, 2023  
 Demised Premises: 9386 West 159<sup>th</sup> Street, Orland Park, IL  
 Dated: February 20, 2018
3. Easement over the Land for the purpose of installing and maintaining the 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 recorded July 8, 1982 as document 26283411.
4. Easement over the Land for the purpose of installing and maintaining all equipment necessary to serve the Subdivision and other property with telephone and electrical service, together with 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 as shown on the Plat of Subdivision recorded September 30, 1982 as document 26367123.
5. Easement over the Land for the purpose of installing and maintaining all equipment necessary to serve the Subdivision and other Land with gas service, together with right of access to said equipment as created by Grant to Northern Illinois Gas Company its successors and assigns and as shown on the Plat of Subdivision recorded September 30, 1982 as document 26367123.
6. A perpetual non-exclusive easement is granted to the Village of Orland Park, a Municipal Corporation of Illinois its successors and assigns, (subject to an easement agreement dated September 20, 1982 between the Village of Orland Park and Jetco Properties, Inc.) for the full and free right and authority to install, construct and otherwise establish, relocate, remove, renew, replace, operate, inspect, repair facilities, sanitary sewer pipes, manholes and sewer connections, storm sewer pipes, electric transmission and distribution wires and cables, in, on, upon, over, through, across and under all of real estate described and designated a within public utility easements, said easements being designated by the dashed lines and designations of width. Also in, on, upon, over, through, across and under all of that real estate hereon described and designated by the dashed and dotted lines and designations of width, as shown on the Plat of Subdivision recorded September 30, 1982 as document 26367123.
7. A 12-foot public easement along the West Line of the Land as shown on document 25347178 and as shown on the Plat of Resubdivision. (Affects the West Line of the Land)

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8. Declaration of restrictions and grant of easements dated July 17, 1996 and recorded August 28, 1996 as document number 96659797 and 96659798 between Jetco Properties, Inc. And Jbgiv limited partnership, providing for building areas, design and construction of buildings, common area use, parking, easements for ingress and egress and parking, utility line easements, restrictions as to the use of the property, and other matters.

Amendment to declaration of restrictions and grant of easements dated September 7, 2004 and recorded September 14, 2004 as document 0425832082, between Jetco Properties, Inc. And Orland Park Retail Outlot LLC.

Amendment to declaration of restrictions and grant of easements dated September 7, 2004 and recorded May 13, 2005 as document 0513303019 between Jetco Properties, Inc. And Orland Park Retail Outlot LLC.

9. (A) terms, provisions, and conditions relating to the easement described as parcel 2 contained in the instrument creating said easement.  
  
(B) rights of the adjoining owner or owners to the concurrent use of said easement.
10. Violation of the easements as noted at exception H, I and J of the parking area and curbing as disclosed and shown on the Plat of Survey number 000836 prepared by Kabal Surveying Company, dated July 30, 2020 ("Seller's Survey").
11. Encroachment of the steps and porch situated on said land into or onto the adjoining land on the north as noted at exception S, as disclosed and shown on the Plat of Survey number 000836 prepared by Kabal Surveying Company, dated July 30, 2020 ("Seller's Survey").