

UNOFFICIAL COPY

Doc#: 2116641100 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 06/15/2021 12:37 PM Pg: 1 of 4

Dec ID 20210501638311

ST/CO Stamp 1-433-421-072 ST Tax \$4,000.00 CO Tax \$2,000.00

RECORDED AT THE REQUEST OF
WHEN RECORDED MAIL TO AND
MAIL TAX BILL TO:

The Chase Law Group, LLC
1447 York Road, Suite 505
Lutherville, MD 21093

THIS DOCUMENT PREPARED BY:

The Chase Law Group, LLC
1447 York Road, Suite 505
Lutherville, MD 21093
Todd Chase, Esq.

PERMANENT PARCEL NUMBER:

12-20-300-030

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS DEED, made and entered into this 2nd day of June, 2021, by **FRANKLIN AVENUE LLC**, having a mailing address at c/o Interplex Industries Inc., 6900 Hiatus Road, Tamarac, Florida 33321 ("Grantor"), to **EXETER 11130 KING, LLC**, a Delaware limited liability company having a mailing address at 101 West Elm Street, Suite 600, Conshohocken, PA 19428 ("Grantee").



This stamp process pursuant to
Section 7-403.4(a)(2) of the
Franklin Park Village Code
governing review of documents

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does by these presents **GRANT, BARGAIN AND SELL** unto Grantee the following described real estate, situated in the County of Cook and the State of Illinois, (the "Property") more particularly described as follows:

See Exhibit A attached hereto and hereby made a part hereof.

Property Address: 11130 King Street, Franklin Park, Illinois.

60131

WARRANT TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

Subject, however, to all covenants, conditions, restrictions and other matters of record in the office of the County Recorder of Cook County, Illinois and all unpaid taxes and assessments, known or unknown, to the extent not yet due and payable (the "Exceptions").

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto Grantee, and to its successors and assigns forever. Grantor hereby covenants that it shall **WARRANT AND DEFEND** the title to the Property unto Grantee and to Grantee's successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, subject to the Exceptions.

(Signature Page Attached)

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has executed this Deed the day and year first above written.

“GRANTOR”

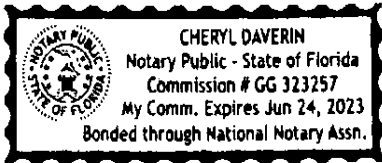
FRANKLIN AVENUE LLC

By: 
Name: Charles Mastrarrigo
Title: Controller

STATE OF Florida

COUNTY OF Broward

The foregoing instrument was acknowledged before me this 18th day of May, 2021, by Charles Mastrarrigo, as Controller of Franklin Avenue LLC, a limited liability company. He is () personally known to me or () has/have produced _____ as identification.




Notary Public, State of FL

REAL ESTATE TRANSFER TAX

08-Jun-2021



COUNTY:	2,000.00
ILLINOIS:	4,000.00
TOTAL:	6,000.00

12-20-300-030-0000 | 20210501638311 | 1-433-421-072

UNOFFICIAL COPY

EXHIBIT A

Property of Cook County Clerk's Office

UNOFFICIAL COPY

PARCEL 1:

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID SOUTHWEST 1/4, WITH THE NORTHERLY LINE OF A TRACT OF LAND CONVEYED BY THE CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE, UNDER TRUST AGREEMENT NO. 34900 TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, AS DOCUMENT 16913782, IN BOOK 54903, PAGE 331, SAID POINT BEING 1107.18 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE EASTERLY IN THE NORTHERLY LINE OF SAID TOLL HIGHWAY TRACT (SAID LINE FORMING AN ANGLE OF 79 DEGREES 23 MINUTES 10 SECONDS MEASURED IN THE NORTHEAST QUADRANT, WITH THE WEST LINE OF SAID SOUTHWEST 1/4) FOR A DISTANCE OF 163.26 FEET; THENCE NORTHERLY IN A LINE WHICH INTERSECTS THE NORTH LINE OF SAID SOUTHWEST 1/4 AT A POINT 85.26 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 (SAID LINE BEING THE EASTERLY LINE OF THE NORTHERLY AND SOUTHERLY PORTION OF A STREET KNOWN AS WOLF ROAD) FOR A DISTANCE OF 50.46 FEET TO THE POINT OF INTERSECTION OF SAID LAST DESCRIBED LINE, WITH A LINE 50.00 FEET NORTHERLY OF (AT RIGHT ANGLE MEASUREMENT) AND PARALLEL WITH THE NORTHERLY LINE OF SAID TOLL HIGHWAY TRACT; THENCE EASTERLY IN SAID PARALLEL LINE, 490.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE CONVEYED BY THIS DESCRIPTION TO WIT:

THENCE NORTH NORTHWESTERLY IN A LINE DRAWN AT RIGHT ANGLES TO SAID PARALLEL LINE, 370.00 FEET; THENCE EAST-NORTHEASTERLY PARALLEL WITH SAID TOLL HIGHWAY TRACT, 128.07 FEET; THENCE WESTERLY ON THE ARC OF A CIRCLE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 368.26 FEET FOR A DISTANCE OF 120.38 FEET TO ITS POINT OF INTERSECTION WITH A LINE 439.50 FEET NORTHWESTERLY OF (AT RIGHT ANGLE MEASUREMENT) AND PARALLEL WITH THE NORTHERLY LINE OF SAID TOLL HIGHWAY TRACT; THENCE WEST-SOUTHWESTERLY IN SAID LAST DESCRIBED PARALLEL LINE, 446.81 FEET TO ITS POINT OF INTERSECTION WITH THE EASTERLY LINE OF WOLF ROAD; THENCE SOUTHERLY IN THE EASTERLY LINE OF SAID WOLF ROAD, 393.09 FEET TO ITS POINT OF INTERSECTION WITH SAID LINE 50.00 FEET NORTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID TOLL HIGHWAY TRACT; THENCE EASTERLY IN SAID LAST DESCRIBED PARALLEL LINE, 490.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND ACCESS ACROSS DRIVE LANES APPURTENANT TO PARCEL 1, AS ESTABLISHED BY THE DECLARATION OF EASEMENT RECORDED DECEMBER 16, 2011 AS DOCUMENT NUMBER 1135039086 OVER A PORTION OF PARCEL 2 AS DEPICTED ON EXHIBIT E AND LEGALLY DESCRIBED ON EXHIBIT F REFERRED TO THEREIN AS THE "EASEMENT AREA".