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Doc# 2118906159 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/08/2021 03:31 PM Pg: 1 of 3

Dec ID 20210401699310
ST/CO Stamp 1-962-663-440 ST Tax \$875.00 CO Tax \$437.50

SPECIAL WARRANTY DEED ILLINOIS

For recorder's use only

THE GRANTOR, FOX INVESTMENTS, INC., an Illinois corporation, created and existing under and by the virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, whose address is 11150 S. Cicero Avenue, Alsip, Illinois 60803, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the members of said company, GRANTS, BARGAINS, SELLS, CONVEYS AND WARRANTS to the Grantee, AJZ-ORLAND PARK, LLC, a Michigan limited liability company, whose address is 4201 Stadium Drive, Kalamazoo, Michigan 49008, all right, title, interest, and claim to the following described real estate situated in the County of Cook, State of Illinois, described as follows:

THE WEST 400 FEET OF THE SOUTH 544.5 FEET OF THE SOUTH 60 ACRES OF THE EAST HALF OF THE SOUTH WEST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS, CASE NO. 13L50155 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE SOUTH 88 DEGREES 46 MINUTES 04 SECONDS WEST, ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 917.11 FEET TO THE EAST LINE OF THE GRANTOR'S PARCEL FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 46 MINUTES 04 SECONDS WEST, ON SAID SOUTH LINE, 400.01 FEET TO THE WEST LINE OF THE GRANTOR'S PARCEL; THENCE NORTH 01 DEGREE 41 MINUTES 48 SECONDS WEST, ON SAID WEST LINE, 61.83 FEET; THENCE NORTH 88 DEGREES 14 MINUTES 45 SECONDS EAST, 400.00 FEET TO THE EAST LINE OF THE GRANTOR'S PARCEL; THENCE SOUTH 01 DEGREE 41 MINUTES 48 SECONDS EAST, ON SAID EAST LINE, 61.64 FEET TO THE POINT OF BEGINNING.

Address of Real Estate: 10920 W. 159th Street, Orland Park, IL 60462
Permanent Index No.: 27-17-301-013-0000

Subject to: General real estate taxes for 2020 and subsequent years; covenants, conditions, restrictions and easements of record.

TO HAVE AND TO HOLD the said premises, with said appurtenances, unto said Grantee.

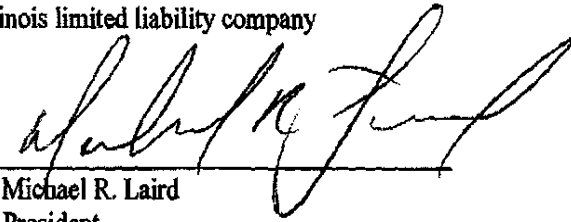
The Grantor, for itself, and for its successors, does covenant, promise and agree, to and with Grantee and its successors and assigns, that Grantor has not done or suffered to be done anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, and Grantor covenants and agrees to warrant and defend, subject to the matters set forth in Exhibit A attached hereto and made a part hereof, said premises against all persons lawfully claiming an interest by, through or under Grantor (but through no others) in said premises, and Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

FIDELITY NATIONAL TITLE CC 21011484

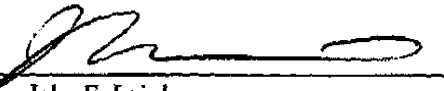
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Dated this 29th day of April, 2021.



FOX INVESTMENTS, INC.,
an Illinois limited liability company

By: 
Michael R. Laird
Its: President

Attest:

By: 
John E. Laird
Its: Secretary

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

REAL ESTATE TRANSFER TAX		28-Apr-2021
	COUNTY:	437.50
	ILLINOIS:	875.00
	TOTAL:	1,312.50
27-17-301-013-0000	20210401099310	1-952-683-440

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Michael R. Laird and John E. Laird, personally known to me to be the President and Secretary of FOX INVESTMENTS, INC., an Illinois corporation, and ~~are~~ 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 President and Secretary they signed, sealed and delivered the said instrument, pursuant to authority given by the officers of the said corporation, as their free and voluntary act, as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of April, 2021


Notary Public



Prepared By:
David B. Sosin
Sosin, Arnold & Schoenbeck, Ltd.
9501 W. 144th Place, Suite 205
Orland Park, IL 60462

After Recording, Mail To:
Brett Cummings
4201 Stadium Drive
Kalamazoo, MI 49008

Name & Address of Taxpayer:
AJZ-Orland Park, LLC
4201 Stadium Drive
Kalamazoo, MI 49008

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EXHIBIT A

Permitted Exceptions

1. Rights of Way for drainage, tiles, ditches, feeders, laterals and underground pipes, if any.
2. Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for road purposes.
3. Rights of the public, the State of Illinois, and the municipality in and to that part of the south 60 acres of the east 1/2 of the southwest 1/4 of Section 17 dedicated for 159th Street by plat of dedication recorded May 26, 1931 as document 10909318.
4. Rights of Way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
5. Terms, provisions, conditions and restrictions contained in Village of Orland Park Ordinance No. 4246 recorded August 20, 2007 as document 0723215125.
6. Access Easement Agreement recorded September 17, 2010 as document 1026004126.

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