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2123057015D

Doc# 2123057015 Fee \$67.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/18/2021 12:13 PM PG: 1 OF 9

Property of Cook County Clerk's Office

QUIT CLAIM DEED

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QUIT CLAIM DEED

For a valuable consideration, the receipt and sufficiency of which is hereby acknowledged, LAND DEVELOPMENT CONCEPTS, L.L.C., a Wisconsin Corporation authorized to do business in Illinois, and having a mailing address of c/o Mr. Niles D. Jehn, The Regency Towers, 3401 Gulf Shore Boulevard N #205, Naples, Florida 34103-3662 (the "Grantor"), does hereby **QUIT CLAIM** to ISF CHICAGO LLC, an Illinois limited liability company (the "Grantee"), having a mailing address of 9450 W. Bryn Mawr, Suite 750, Rosemont, Illinois 60018-5204, all of the Grantor's right, title and interest in the following described real estate and all improvements located thereon:

Same as the real estate described in Exhibit A attached hereto and here incorporated by reference; plus

~~All of Grantor's leasehold interests in the real estate described in Exhibit B attached hereto and here incorporated by reference.~~

IN WITNESS WHEREOF, Grantor has caused its authorized Manager to execute this instrument, intending to be bound thereby.

Dated this ~~27th~~ day of ~~July~~, 2021.

3rd August

LAND DEVELOPMENT CONCEPTS, L.L.C.

By: _____

NILES D. JEHN
Its Manager

REAL ESTATE TRANSFER TAX

05-Aug-2021

COUNTY:	5,000.00
ILLINOIS:	10,000.00
TOTAL:	15,000.00



19-06-402-066-0000 | 20210701623550 | 0-921-492-240



VILLAGE OF STICKNEY

REAL ESTATE TRANSFER TAX

DATE 8-2-2021

AMOUNT PAID \$ 6400⁰⁰

[ACKNOWLEDGEMENT FOLLOWS]

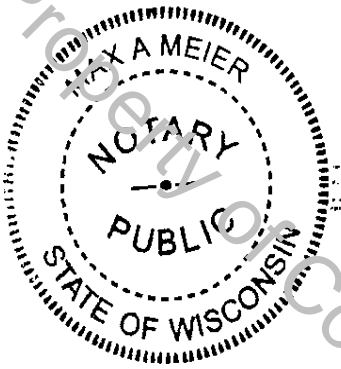
(3)

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ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
 DANE COUNTY)

Personally came before me, this 27th day of July, 2021 the above named Niles D. Jehn, to me known to be the Manager of Grantor, and to me known to be the person who executed the foregoing and acknowledge the same.



Max A. Meier

MAX A. MEIER
 Notary Public
 Dane County, State of Wisconsin
 My Commission Is Permanent.

Drafted by:

Attorney Nicholas J. Loniello
 Madison, WI 53703

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EXHIBIT A

PARCEL 3:

THAT PART OF BLOCKS 19, 20, AND 21 IN NICKERSON'S SUBDIVISION OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID BLOCK 19; THENCE SOUTH 01 DEGREES 43 MINUTES 35 SECONDS EAST ALONG THE WEST LINE OF SAID BLOCK 19, 450.51 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 25 SECONDS EAST, 44.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 20 MINUTES 25 SECONDS EAST, 1090.43 FEET; THENCE SOUTH 01 DEGREES 40 MINUTES 00 SECONDS EAST, 256.83 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 25 SECONDS WEST, 600.18 FEET; THENCE NORTH 01 DEGREES 39 MINUTES 35 SECONDS WEST, 18.00 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 25 SECONDS WEST, 490.00 FEET; THENCE NORTH 01 DEGREES 43 MINUTES 35 SECONDS WEST, 238.83 FEET TO SAID POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCELS 7 AND 8:

THAT PART OF BLOCKS 21, 22, 24, 25, 26, 27, 28, 29 AND 30 IN NICKERSON'S SUBDIVISION OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF A LINE 471.75 FEET (MEASURED AT RIGHT ANGLES) EAST OF AND PARALLEL TO THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 6, WITH A LINE 669.29 FEET (MEASURED AT RIGHT ANGLES) NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID BLOCKS 21, 24 AND 25; THENCE SOUTH 01 DEGREES 48 MINUTES 45 SECONDS EAST ALONG SAID 471.75 FOOT PARALLEL LINE, 87.16 FEET; THENCE NORTH 88 DEGREES 16 MINUTES 30 SECONDS EAST, 102.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 16 MINUTES 30 SECONDS EAST, 847.50 FEET TO POINT "A" AND A POINT ON A CURVE; THENCE SOUTHERLY 195.91 FEET, ALONG SAID CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 312.50 FEET AND A CHORD THAT BEARS SOUTH 16 DEGREES 14 MINUTES 04 SECTION WEST TO A POINT ON A REVERSE CURE; THENCE SOUTHERLY 202.04 FEET, ALONG SAID REVERSE CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 369.00 FEET AND A CHORD THAT BEARS SOUTH 18 DEGREES 30 MINUTES 43 SECONDS WEST TO A POINT; THENCE SOUTH 00 DEGREES 53 MINUTES 01 SECONDS EAST, 85.74 FEET TO A POINT ON A CURVE; THENCE

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SOUTHWESTERLY 362.67 FEET, ALONG SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 330.00 FEET AND A CHORD THAT BEARS SOUTH 36 DEGREES 31 MINUTES 58 SECONDS WEST TO A POINT ON A COMPOUND CURVE; THENCE WESTERLY 107.80 FEET, ALONG SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 800.00 FEET AND A CHORD THAT BEARS SOUTH 71 DEGREES 19 MINUTES 30 SECONDS WEST TO A POINT; THENCE SOUTH 76 DEGREES 24 MINUTES 24 SECONDS WEST, 40.81 FEET TO THE EAST LINE OF THE VILLAGE OF FOREST VIEW, ILLINOIS PROPERTY; THENCE NORTH 01 DEGREES 43 MINUTES 30 SECONDS WEST ALONG SAID EAST LINE, 310.46 FEET TO THE NORTH LINE OF SAID VILLAGE OF FOREST VIEW, ILLINOIS PROPERTY; THENCE SOUTH 88 DEGREES 16 MINUTES 30 SECONDS WEST, 361.00 FEET; THENCE NORTH 01 DEGREES 48 MINUTES 45 SECONDS WEST, 455.46 FEET TO SAID POINT OF BEGINNING.

TOGETHER WITH (1):

COMMENCING AT POINT "A"; THENCE NORTH 88 DEGREES 16 MINUTES 30 SECONDS EAST, 35.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 16 MINUTES 30 SECONDS EAST, 9.98 FEET; THENCE SOUTH 01 DEGREES 27 MINUTES 40 SECONDS EAST, 760.88 FEET; THENCE SOUTH 84 DEGREES 18 MINUTES 05 SECONDS WEST, 5.59 FEET; THENCE NORTH 01 DEGREES 43 MINUTES 47 SECONDS WEST, 31.13 FEET; THENCE SOUTH 83 DEGREES 16 MINUTES 13 SECONDS WEST, 59.25 FEET TO A POINT ON A CURVE; THENCE WESTERLY 532.91 FEET, ALONG SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2853.43 FEET AND A CHORD THAT BEARS SOUTH 79 DEGREES 59 MINUTES 07 SECONDS WEST TO A POINT; THENCE NORTH 13 DEGREES 21 MINUTES 25 SECONDS WEST, 16.45 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY 431.58 FEET, ALONG SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 365.00 FEET AND A CHORD THAT BEARS NORTH 38 DEGREES 16 MINUTES 13 SECONDS EAST TO A POINT; THENCE NORTH 01 DEGREES 01 MINUTES 54 SECONDS WEST, 84.08 FEET TO A POINT ON A CURVE; THENCE NORTHERLY 180.89 FEET, ALONG SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 332.50 FEET AND A CHORD THAT BEARS NORTH 18 DEGREES 36 MINUTES 32 SECONDS EAST TO A POINT ON A REVERSE CURVE; THENCE NORTHERLY 218.79 FEET, ALONG SAID REVERSE CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 349.00 FEET AND A CHORD THAT BEARS NORTH 16 DEGREES 14 MINUTES 04 SECONDS EAST TO SAID POINT OF BEGINNING,

TOGETHER WITH (2):

COMMENCING AT POINT "A"; THENCE NORTH 88 DEGREES 16 MINUTES 30 SECONDS EAST, 104.98 FEET TO THE POINT OF BEGINNING; THENCE

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CONTINUING NORTH 88 DEGREES 16 MINUTES 30 SECONDS EAST, 932.97 FEET; THENCE SOUTH 02 DEGREES 50 MINUTES 30 SECONDS EAST, 617.57 FEET; THENCE SOUTH 67 DEGREES 26 MINUTES 30 SECONDS WEST 86.15 FEET; THENCE SOUTH 71 DEGREES 51 MINUTES 00 SECONDS WEST, 128.15 FEET; THENCE SOUTH 77 DEGREES 11 MINUTES 00 SECONDS WEST 119.15 FEET; THENCE SOUTH 81 DEGREES 12 MINUTES 30 SECONDS WEST, 91.90 FEET; THENCE SOUTH 83 DEGREES 58 MINUTES 10 SECONDS WEST, 146.38 FEET; THENCE SOUTH 84 DEGREES 18 MINUTES 05 SECONDS WEST, 391.90 FEET; THENCE NORTH 01 DEGREES 27 MINUTES 40 SECONDS WEST, 756.71 FEET TO SAID POINT OF BEGINNING.

EXCEPTING THEREFROM, THE "ASH PIT" PROPERTY DESCRIBED AS FOLLOWS:

THAT PART OF BLOCK 26 IN NICKERSON'S SUBDIVISION OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF A LINE 471.75 FEET (MEASURED AT RIGHT ANGLES) EAST OF AND PARALLEL TO THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 6, WITH A LINE 669.29 FEET (MEASURED AT RIGHT ANGLES) NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF BLOCKS 21, 24 AND 25 IN SAID NICKERSON'S SUBDIVISION; THENCE SOUTH 01 DEGREES 48 MINUTES 45 SECONDS EAST ALONG SAID 471.75 FOOT PARALLEL LINE, 87.16 FEET; THENCE NORTH 88 DEGREES 16 MINUTES 30 SECONDS EAST, 1987.45 FEET; THENCE SOUTH 02 DEGREES 50 MINUTES 30 SECONDS EAST, 475.19 FEET; THENCE SOUTH 88 DEGREES 38 MINUTES 22 SECONDS WEST, 200.98 FEET; THENCE NORTH 83 DEGREES 33 MINUTES 39 SECONDS WEST, 442.42 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 50 MINUTES 00 SECONDS WEST, 152.00 FEET; THENCE NORTH 01 DEGREES 10 MINUTES 00 SECONDS WEST, 38.00 FEET; THENCE NORTH 88 DEGREES 50 MINUTES 00 SECONDS EAST, 87.25 FEET; THENCE SOUTH 01 DEGREES 10 MINUTES 00 SECONDS EAST, 16.62 FEET; THENCE NORTH 88 DEGREES 50 MINUTES 00 SECONDS EAST, 64.75 FEET; THENCE SOUTH 01 DEGREES 10 MINUTES 00 SECONDS EAST 21.38 FEET TO SAID POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE "CELL TOWER" PROPERTY, DESCRIBED AS FOLLOWS:

THAT PART OF BLOCK 27 IN NICKERSON'S SUBDIVISION OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

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COMMENCING AT THE POINT OF INTERSECTION OF A LINE 471.75 FEET (MEASURED AT RIGHT ANGLES) EAST OF AND PARALLEL TO THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 6, WITH A LINE 669.29 FEET (MEASURED AT RIGHT ANGLES) NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF BLOCKS 21, 24 AND 25 IN SAID NICKERSON'S SUBDIVISION; THENCE SOUTH 01 DEGREES 48 MINUTES 45 SECONDS EAST ALONG SAID 471.75 FOOT PARALLEL LINE, 87.16 FEET; THENCE NORTH 88 DEGREES 16 MINUTES 30 SECONDS EAST, 1987.45 FEET; THENCE SOUTH 02 DEGREES 50 MINUTES 30 SECONDS EAST, 460.18 FEET; THENCE SOUTH 88 DEGREES 38 MINUTES 22 SECONDS WEST, 41.00 FEET; THENCE NORTH 01 DEGREES 21 MINUTES 38 SECONDS WEST, 20.00 FEET; THENCE NORTH 88 DEGREES 38 MINUTES 22 SECONDS EAST, 41.00 FEET; THENCE SOUTH 01 DEGREES 21 MINUTES 38 SECONDS EAST, 20.00 FEET TO SAID POINT OF BEGINNING.

PARCEL 10:

TRACT A:

LOT 1 OF KORNERSTONE PROPERTIES, LLC SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 5, OF THE SOUTH HALF OF SECTION 6 AND OF THE NORTH HALF OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JUNE 3, 2013 AS DOCUMENT 1312329006, IN COOK COUNTY, ILLINOIS.

TRACT B:

THAT PART OF BLOCK 29 IN NICKERSON'S SUBDIVISION OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND LOT 89 AND THAT PART OF LOTS 85, 87, 89A AND 91 OF SANITARY DISTRICT TRUSTEES SUBDIVISION OF RIGHT OF WAY FROM NORTH AND SOUTH CENTER LINE OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN TO WILL COUNTY LINE, DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY AND THE SOUTHERLY LINE OF SAID LOT 91; THENCE NORTH 58 DEGREES 17 MINUTES 45 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 285.81 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, BEING A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1960.08 FEET, AN ARC DISTANCE OF 37.80 FEET; THENCE NORTH 66 DEGREES 47 MINUTES 27 SECONDS EAST ALONG A LINE PARALLEL WITH THE SOUTHERLY LINE OF SAID LOTS 85, 87, 89, AND 91, 765.51 FEET; THENCE

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NORTH 13 DEGREES 22 MINUTES 35 SECONDS WEST, 54.25 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2488.34 FEET, AN ARC DISTANCE OF 502.19 FEET AND A CHORD BEARING OF NORTH 72 DEGREES 37 MINUTES 55 SECONDS EAST TO A POINT OF CURVATURE; THENCE NORTH 66 DEGREES 51 MINUTES 01 SECONDS EAST, 733.79 FEET TO A POINT OF CURVATURE, SAID POINT ALSO BEING ON THE EAST LINE OF SAID LOT 87; THENCE NORTHEASTERLY ALONG A CURVE SOUTHEASTERLY, HAVING A RADIUS OF 2855.43 FEET, AN ARC DISTANCE OF 323.81 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2874.43 FEET, AN ARC DISTANCE OF 325.95 FEET TO A POINT OF TANGENCY; THENCE NORTH 66 DEGREES 51 MINUTES 01 SECONDS EAST 53.33 FEET TO A POINT ON THE EAST LINE OF SAID LOT 85; THENCE SOUTH 01 DEGREES 42 MINUTES 71 SECONDS EAST, ALONG SAID EAST LINE, 245.84 FEET TO SAID SOUTHERLY LINE OF LOT 85; THENCE SOUTH 66 DEGREES 47 MINUTES 27 SECONDS WEST, ALONG SAID SOUTHERLY LINE AND ALONG SAID SOUTHERLY LINE OF SAID LOTS 87, 89 AND 91, 2433.48 FEET MORE OR LESS TO SAID POINT OF BEGINNING,

EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 87; THENCE SOUTH 01 DEGREES 43 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 87, 14.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 18 DEGREES 37 MINUTES 08 SECONDS EAST, 36.91 FEET; THENCE SOUTH 66 DEGREES 54 MINUTES 37 SECONDS WEST, 19.76 FEET; THENCE SOUTH 18 DEGREES 37 MINUTES 08 SECONDS EAST, 230.27 FEET TO SAID SOUTHERLY LINE OF LOTS 85, 87, 89, AND 91; THENCE SOUTH 66 DEGREES 47 MINUTES 27 SECONDS WEST, ALONG SAID SOUTHERLY LINE, 103.33 FEET; THENCE NORTH 18 DEGREES 37 MINUTES 08 SECONDS WEST, 267.24 FEET; THENCE NORTH 66 DEGREES 51 MINUTES 01 SECONDS EAST, 123.09 FEET TO SAID POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO EXCEPTING THE FOLLOWING DESCRIBED LAND:

LOT 1 OF KORNERSTONE PROPERTIES, LLC SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 5, OF THE SOUTH HALF OF SECTION 6 AND OF THE NORTH HALF OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JUNE 3, 2013 AS DOCUMENT 1312329006, IN COOK COUNTY, ILLINOIS.

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Permanent Index Numbers:

Parcel 3: 19-06-401-011-0000

Parcels 7 & 8: 19-06-402-058-0000
19-06-402-059-0000
19-06-402-060-0000
19-06-402-066-0000

Parcel 10: 19-05-300-030-0000
19-06-402-062-0000
19-06-402-068-0000
19-06-402-069-0000
19-06-402-070-0000
19-07-200-011-0000

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