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1 of 4
CCH12101434LO DG
**THIS INSTRUMENT
PREPARED BY:**

Doc# 2125206377 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/09/2021 02:22 PM Pg: 1 of 5

Dec ID 20210801646072
ST/CO Stamp 1-769-205-520 ST Tax \$3,500.00 CO Tax \$1,750.00

Wesley Broquard, Esq.
Barnes and Thornburg LLP
One N. Wacker Drive, 4400
Chicago, IL 60606

**AND AFTER RECORDING
RETURN TO:**

Michael Yip, Esq.
Liston & Tsantilis P.C.
33 N. LaSalle Street, Suite 2800
Chicago, IL 60602

**SPECIAL
WARRANTY DEED**

This space reserved for Recorder's use only.

THIS INDENTURE, made and executed as of September 1, 2021, by and between **LEVY PROPERTY GROUP, LLC**, an Illinois limited liability company (the "Grantor"), having an address of 1905 S. Mount Prospect Road, Suite D, Des Plaines, IL 60018, and **UNITED INVESTMENT PROPERTY LLC**, an Illinois limited liability company (the "Grantee"), having an address of 300 King Street, Elk Grove Village, IL 60007.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (US\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does SELL AND CONVEY unto Grantee all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all buildings, structures and improvements located thereon and all fixtures affixed thereto and all easements, rights and appurtenances pertaining to such property, including any right, title and interest of the Grantor in and to adjacent streets, alleys or rights-of-way (collectively, the "Property").

TO HAVE AND TO HOLD the Property unto Grantee, and to its successors and assigns, in fee simple forever, SUBJECT, HOWEVER, to the Permitted Exceptions on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Exceptions").

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, and to its successors and assigns that Grantor has not done or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that, except for the Permitted Exceptions, Grantor will WARRANT AND DEFEND the same against the lawful claims and demands of all persons claiming by, through or under Grantor (except as noted above), but against none other.

CCH12101434LO DG

DES PLAINES Real Estate Transfer Tax No. 67116 \$2.00 per \$1,000.00
SA ILLINOIS
2150 SWOLF RD
CITY OF DES PLAINES

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IN WITNESS WHEREOF, Grantor has caused its name to be duly signed to this Special Warranty Deed the day and year first above written.

LEVY PROPERTY GROUP, LLC

By: [Signature]
Name: David Levy
Its: Sole Member

STATE OF Illinois)
) ss.
COUNTY OF Cook)

I, MARY JO LUNDIN Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David Levy, the sole member of Levy Property Group, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this 19 day of August 2021 and acknowledged and swore that he signed and delivered the said instrument as his own free and voluntary act on behalf of said entity, for the uses and purposes therein set forth.

Given under my hand and seal this 19 day of August, 2021.



[Signature]
Notary Public, State of Illinois

My commission expires: 10/26/23

SEND TAX BILLS TO:

United Investment Property LLC
300 King Street
EIK Grove Village, IL 60007

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EXHIBIT A

LEGAL DESCRIPTION

THE SOUTH 277.0 FEET OF THE WEST 425.0 FEET OF THE EAST 475.0 FEET OF THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30 TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTH LINE OF J.EMIL ANDERSON WOLF-TOLL ROAD SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30 AFORESAID, IN COOK COUNTY, ILLINOIS.

Address: 2180 S. Wolf Road, Des Plaines, IL 60018

P.I.N.: 09-30-400-037-0000

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for 2021 and subsequent years.
2. Reservation of easement(s) for the purpose(s) and rights incidental thereto, as granted in a deed, for the purpose of a utility easement for electricity, gas, water and other utilities; recorded on March 21, 1966 as Document No. LR2261732, affects the South and East 15 feet and the North and West 10 feet of the property in question.
3. Covenants, conditions and restrictions set forth in the deed recorded on March 21, 1966 as Document No. LR2261732 relating to the type of building materials to be used, location of buildings to be erected on property in question, and parking restrictions.
4. Interest of utility companies to maintain metal vault, water valves, fire hose connections, six inch sanitary sewer main, manhole covers, gas service main with regulator, storm sewer main, catch basins, electric service with three overhead wires and wood service poles; together with right of access thereto, as depicted on survey.

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PLAT ACT AFFIDAVIT (Pursuant to 765 ILCS 205/1)

STATE OF ILLINOIS)
COUNTY OF Cook)

David Levy of Levy Property Group, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at 1905 S. Mount Prospect Road, Suite D, Des Plaines, IL 60018.

Affiant states that the attached deed is *not* a violation of 765 ILCS 205/1 for reason given below:

- A. The sale or exchange is of **an entire tract of land** not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);
- B. One of the following exemptions from 765 ILCS 205/1 (b) applies:
 - 1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
 - 2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
 - 3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
 - 4. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
 - 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 - 6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 - 7. The conveyance is made to correct descriptions in prior conveyances.
 - 8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcels or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
 - 9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said large tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2).
 - 10. The preparation of a plat for wind energy devices under Sec. 10-620 of the Property Tax Code.
 - 11. Other: _____

C. The division does not meet any of the above criteria and must have county approval (page 2).

Legal description prepared by: _____

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, State of Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me MARY JO LUNDIN
this _____ day of August, 2021.

Mary Jo Lundin
Signature of Notary Public

[Signature]
Signature of Affiant

