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CT 205A 6295966 LFE
2 of 2

Doc# 2127146352 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 09/28/2021 02:11 PM Pg: 1 of 7

This Instrument was prepared by:

Alan J. Wolf, Esq.

Robbins, Salomon & Patt, Ltd

180 N. LaSalle, Ste 3300

Chicago, IL 60601

Dec ID 20210801629589

ST/CO Stamp 1-588-205-328 ST Tax \$1,872.50 CO Tax \$936.25

And after recording return to:

Lyman C. Tieman

Law Office of Lyman C. Tieman

12417 Tahoe Lane

Mokena, IL 60448

Mail Subsequent Tax Bills to:

Lenny's Gas N Wash 127th & Kostner, LLC

8200 W. 185th Street, Unit K

Tinley Park, IL 60487

Space Above for Recorder's Use Only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 11th day of August, 2021, by **B&D 128TH LLC, an Illinois limited liability company**, the GRANTOR having an address at 4360 W. 128th Place, Alsip, Illinois 60803, to **LENNY'S GAS N WASH 127TH AND KOSTNER, LLC, an Illinois limited liability company**, the GRANTEE, having an address at 8200 185th Street, Unit K, Tinley Park, IL 60487. For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by the GRANTEE, the receipt of which is acknowledged, the GRANTOR hereby GRANTS, BARGAINS, SELLS AND CONVEYS to the GRANTEE and to its successors and assigns, FOREVER, all of the following described land and the improvements thereon (the "Real Property") situated in the County of Cook, State of Illinois, legally described and known as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A.

PROPERTY ADDRESS: VACANT LOT LOCATED AT 127TH STREET AND KOSTNER AVENUE, ALSIP, IL 60803

PIN: Part of 24-34-200-012-0000

Together with all and singular the hereditaments and appurtenances thereto; TO HAVE AND TO HOLD the said Real Property, with the appurtenances thereto, forever, *subject to* the matters set forth on EXHIBIT B.

The GRANTOR for itself and its successors and assigns, hereby covenants with the GRANTEE, its successors and assigns, that the GRANTOR is the true and lawful owner of the Real Property and is well seized of the same in fee simple, and that GRANTOR has good right and

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full power to grant, bargain, sell and convey the same in the manner aforesaid; and further, that the GRANTOR will warrant and defend the same against the lawful claims and demands of all persons claiming through or under the GRANTOR but none other.

[SIGNATURE AND NOTARY PAGE TO FOLLOW]

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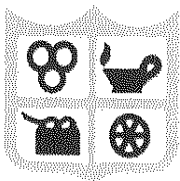
EXHIBIT A to SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

THAT PART OF LOT 1 IN BCR SUBDIVISION, BEING PART OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 1 AND 66.0 FEET WEST OF THE EAST LINE OF SAID LOT 1; THENCE SOUTH 01 DEGREES 59 MINUTES 39 SECONDS EAST, PARALLEL WITH THE EAST LINE OF SAID LOT 1, 192.66 FEET; THENCE SOUTH 88 DEGREES 01 MINUTES 32 SECONDS WEST 392.97 FEET; THENCE SOUTH 01 DEGREES 55 MINUTES 03 SECONDS EAST 357.00 FEET TO THE NORTH LINE OF 128TH PLACE; THENCE SOUTH 88 DEGREES 12 MINUTES 55 SECONDS WEST ALONG THE SAID NORTH LINE 180.00 FEET TO A POINT WHICH IS 26.00 FEET EAST OF THE WEST LINE OF SAID LOT 1; THENCE NORTH 01 DEGREES 55 MINUTES 03 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID LOT 1, 335.13 FEET TO THE SOUTH LINE OF 127TH PLACE EXTENDED EAST; THENCE NORTH 89 DEGREES 18 MINUTES 29 SECONDS EAST ALONG THE SAID SOUTH LINE 13.91 FEET TO THE EAST LINE OF KOSTNER AVENUE; THENCE NORTH 01 DEGREES 53 MINUTES 24 SECONDS WEST ALONG THE SAID EAST LINE 216.00 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE NORTH 88 DEGREES 12 MINUTES 20 SECONDS EAST ALONG THE SAID NORTH LINE 558.70 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: Vacant Lot at 127th Street and Kostner Avenue, Alsip, Illinois
PIN: Part of 24-34-200-012-0000

Real Estate Transfer Tax	
 <p>Village of Alsip</p>	Amount: <u>6555.00</u>
	Date: <u>8/13/21</u>
	Initials: <u>S.I.</u>
	Number: <u>239</u>

2021

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EXHIBIT B to SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

- 1) Installments not due as of the date of Closing of any special tax or assessment for improvements hereafter completed
- 2) Taxes or special assessments which are not yet due and payable or delinquent including the second installment of 2020, the year 2021 and thereafter.
- 3) Easement for the purpose of construction, operation and Maintenance of Electric Transmission Lines and the appurtenances thereto and for the transaction of utility business in connection therewith as created by decree entered on December 14, 1959 in case 59C5481 in the Circuit Court of Cook County, Illinois Entitled The Commonwealth Edison Company, Corporation of Illinois Against Arthur J. Brown and others and as shown on Plat of Subdivision recorded September 12, 1988 as document 88415365 in, over, on, along, across and through the width of the Land described as follows:

a strip of Land 175 feet in width in the West 1/2 of East 1/2 of Section 34, Township 37 North, Range 13, East of the Third Principal Meridian, (except that part thereof conveyed by warranty deed from Arthur J. Brown and Frieda G. Brown, his wife to the Illinois State Toll Highway Commission dated Decemoe 28, 1956 and recorded March 11, 1957 as document 16845493 and by warranty deed dated March 11, 1957 and recorded March 29, 1957 as document 16862711), bounded and described as follows:

beginning at a point on the North Line of said Section 34, which is 482.54 feet East of the Northwest corner of Said East 1/2; thence South along a line, 482.54 feet East of and parallel with the West line of said East 1/2, a distance of 2165.38 feet; thence Southwesterly, a distance of 720 feet to a point, which is 161.4 feet East of the West Line of Southeast 1/4 of said Section 34 and 150 feet South of the North Line of the said Southeast 1/4 of Said Section 34; thence South along the line parallel with and 161.4 feet East of the West Line of said Southeast 1/4, a distance of 250 feet to a point on a line, which is 400 feet South of and parallel with the North Line of said Southeast 1/4; Thence East along a line 400 feet South of and parallel with the North Line of said Southeast 1/4, a distance of 175 feet; thence North along a line, 336.4 feet East of and parallel with the West Line of said Southeast 1/4, a distance of 209.49 feet; thence Northeasterly, a distance of 720 feet to a point, which is 657.45 feet East of West line of said East 1/2 and 2206.05 feet South of the North line of said East 1/2; thence North along a line, 657.54 feet East of and parallel with the West line of said East 1/2, a distance of 2206.05 feet to a point on the North line of said East 1/2, which is 175 feet East of the point of beginning; thence West

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along the North line of said East 1/2, a distance of 175 feet to the point of beginning, in Cook County, Illinois.

(Affects Land and other property)

- 4) Easement to lay, maintain, operate, renew and remove a gas main and other necessary gas facilities together with right of access thereto for said pipes as contained in grant from Arthur J. Brown and Frieda G. Brown, his wife, to Northern Illinois Gas Company its successors and assigns dated June 30, 1960 and recorded October 31, 1960 as document 18003983 and the conditions and agreements therein contained in, upon, under and along and across a strip of Land 33 feet in width in the West 1/2 of the Northeast 1/4 of said Section 34, described as follows:

beginning at a point on the North Line of Said Northeast 1/4, which is 657.54 feet East of the Northwest corner of Said Northeast 1/4; thence South along a line parallel with and 657.54 feet East of the West Line of said Northeast 1/4, a distance of 2239.68 feet to an angle point; thence Southwesterly along a diagonal line forming a deflection angle of 26 degrees, 29 minutes, 21 seconds to the right with the extension of the last described parallel line a distance of 140.86 feet to a point; thence Southeasterly along a curved line convex to the Northeast having a radius of 3978.09 feet an arc distance of 286.77 feet to the intersection of said curved line with a line 33 feet North of and parallel with the South Line of Said Northeast 1/4; thence West along said parallel line a distance of 35.56 feet to the intersection of said parallel line, a distance of 35.36 feet to the intersection of said parallel line with the Northeasterly right of way line of the Illinois Toll Highway Commission as conveyed by warranty deed recorded March 11, 1957 as document 16845493; thence Northwesterly along said right of way line, it being curved convex to the Northeast and having a radius of 3945.08 feet an arc distance of 287.31 feet to the intersection of said right of way line with a line, which is 33 feet (measured at Right Angle) Northwesterly of and parallel with the aforesaid diagonal line; thence Northeasterly along said parallel line, a distance of 149.30 feet to the intersection of said parallel line with a line 624.54 feet East of and parallel with the West Line of Said Northeast 1/4; thence North along the last mentioned parallel line, a distance of 2232.01 feet to the intersection of said parallel line with the North Line of said Northeast 1/4, Thence East along the North Line of said Northeast 1/4, a distance of 33 feet to the point of beginning, in Cook County, Illinois.

(Affects Land and other property)

- 5) Rights of owners of Land bordering on the creek in respect to the water and use of the surface of Said Creek.

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(Affects Land and other property)

- 6) Agreement recorded March 8, 1994 as document 94210020 made by and between Concession Services, Inc, a Delaware Corporation and the Village of Alsip, a municipal corporation relating to to Kestner Street.

(for further particulars, see record.)

- 7) The Land lies within the boundaries of a Special Service area as disclosed by ordinance recorded as document 94567173 and amended by instrument recorded as document 98292277 and by instrument recorded as document 98346968 , and is subject to additional taxes under the terms of Said Ordinance and subsequent related ordinances.
- 8) Terms and provisions contained in Easement Agreement dated May 7, 2015 and recorded May 12, 2015 as Document No. 1513216064 made by and between B&D 128th LLC and Concession Services, Inc. for signage easement.
- 9) Final Plat of Gas N Wash 127th & Kostner Avenue prepared by M Gingerich Gereaux & Associates and recorded _____, 2021 as Document No. _____.
- 10) All rights, interests, or claims which may exist and are disclosed by the plat of survey prepared by M Gingerich Gereaux & Associates dated as of December 8, 2020, Job No 20-957.

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IN WITNESS WHEREOF, the Grantor, aforesaid, hereby executes and delivers this **Special Warranty Deed** effective as of 11th Aug, 2021 as its free and voluntary act, for the purposes set forth herein.

B&D 128TH LLC,
an Illinois limited liability company

By: Baum
Name: Bruce Goldberg
Title: Manager

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Acknowledgement

STATE of ILLINOIS)
) SS
COUNTY of COOK)

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that Bruce Goldberg, the Manager of B&D 128TH LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument and in such capacity, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act on behalf of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 9th day of August, 2021

Catherine Birby
NOTARY PUBLIC

