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Karen A. Yarbrough

Cook County Clerk

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INSTRUMENT PREPARED BY:

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30 S. Wacker Drive, Ste. 2600
Chicago, IL 60606

Dec ID 20210901674887

ST/CO Stamp 1-586-974-864 ST Tax \$13,500.00 CO Tax \$6,750.00

RETURN AND SEND TAX BILLS TO:

RLF III Central, LLC
c/o North American Terminals Management, LLC
201 West Street, Ste. 200
Annapolis, Maryland 21401

CT CHIEF OF TITLE
108-1381

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH that WPPP ENTERPRISES LLC fka MB REALTY, LLC, an Illinois limited liability company of the County of Cook, State of Illinois, ("Grantor"), does hereby REMISE, RELEASE, ALIEN and CONVEY effective as of September 30, 2021 to RLF III CENTRAL, LLC, a Delaware limited liability company whose address is 201 West Street, Ste. 200, Annapolis, Maryland 21401 ("Grantee"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, all of the following described real estate situated in Cook County, Illinois:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Parcel ID: Number: 19-19-300-013-0000

Property Address: 7001 S. Harlem Avenue, Bedford Park, IL 60538

Together with all and singular the improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all of the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of in, and to the premises as above described, with the appurtenances (collectively, the "Real Property").

TO HAVE AND TO HOLD the said Real Property unto the Grantee, and its successors and assigns forever.

The undersigned person executing this Special Warranty Deed on behalf of 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 Real Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that it WILL WARRANT AND DEFEND, the title and quiet possession to the Real Property against all persons lawfully claiming, or to claim the same by, through or under Grantor, subject only to all covenants, restrictions, easements, reservations and other exceptions of record.

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EXHIBIT "A" LEGAL DESCRIPTION

Parcel 1:

That part of the Southwest 1/4 of Section 19, Township 38 North, Range 13, East of the Third Principal Meridian, described as follows, to wit:

Beginning at a point on a line 50.0 feet, (measured at right angles) East of and parallel to the West Line of said Southwest 1/4, a distance of 250.00 feet, (measured at right angles) North of the South Line of said Southwest 1/4; thence East parallel with the South Line of said Southwest 1/4, a distance of 598.62 feet to a line 648.62 feet East of and parallel to the West Line of said Southwest 1/4; thence North along last described parallel line, a distance of 953.84 feet to a line, 1203.84 feet North of and parallel with the South Line of said Southwest 1/4; thence West along the last described parallel line, a distance of 648.62 feet to the West Line of said Southwest 1/4; thence South along the West Line of said Southwest 1/4, a distance of 441.46 feet to a point on a curve; thence Southeasterly along said curve, convex Northeasterly and having a radius of 1482.59 feet, an arc distance of 386.13 feet to a point of tangency with a line 50.0 feet, (measured at right angles) East of and parallel with the said West Line of the Southwest 1/4 of Section 19; thence South along last described parallel line, a distance of 130.86 feet to the point of beginning, all in Cook County, Illinois.

Parcel 2:

Easement for the benefit of Parcel 1, as reserved in Deed dated December 31, 1952 recorded January 2, 1953 as document no. 15517538 to cross the property conveyed by such Deed with roadways, sewers, and water lines at locations to be mutually agreed upon; said crossings to be made at right angles to the North and South Lines of the property conveyed by such Deed, the total width of the property used for such crossings not to exceed one hundred (100.00) feet, but no individual roadway crossing is to exceed forty (40.00) feet in width, said crossings to be installed and maintained at no expense to the grantor in said Deed or its successors or assigns.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }
 } SS
 COUNTY OF COOK }

Matthew Bayer Manager of WPPP Enterprises LLC, being duly sworn on oath, states that it resides at 7001 S. Harlem Avenue, Bedford Park, IL 60638. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
 OR
 the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance 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 easement access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
8. Conveyances made to correct legal descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that it makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

WPPP ENTERPRISES LLC, an Illinois limited liability company

By: [Signature]
 Matthew Bayer, Manager

SUBSCRIBED AND SWORN TO before me
 this 28 day of September, 2021.

[Signature]
 Notary Public

