

# UNOFFICIAL COPY

CCH12104396LD CA 1 of 1

**PREPARED BY:**  
Jindal & Siomos  
124 Barrypoint Rd.  
Riverside, IL 60546  
Attention: Vasilios P. Siomos

**AFTER RECORDING RETURN TO:**  
Klein, Thorpe and Jenkins, Ltd.  
20 North Wacker Drive, Suite 1660  
Chicago, IL 60606  
Attention: James V. Ferolo, Esq. (1946/026)

**MAIL ALL SUBSEQUENT TAX BILLS TO:**  
Village of Wheeling  
2 Community Blvd.  
Wheeling, IL 60090



Doc# 21281280000 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/08/2021 09:39 AM PG: 1 OF 7

RECORDER'S STAMP

THIS DEED IS EXEMPT FROM TAXATION UNDER 35 ILCS 200/31-45 PARAGRAPH B AND COOK COUNTY REAL PROPERTY TRANSFER TAX ORDINANCE SECTION 74-106 PARAGRAPH B

9-28-2021 *[Signature]*  
Date GRANTOR / GRANTEE or Representative

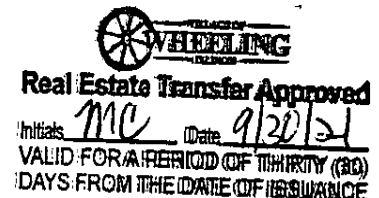
## WARRANTY DEED

September 28, 2021

**Wheeling Shopping Center, Inc.**, an Illinois corporation ("**Grantor**"), whose mailing address is 1 W. Dundee Road, Suite 200, Buffalo Grove, IL 60089, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, paid by the **Village of Wheeling**, an Illinois municipal corporation ("**Grantee**"), whose mailing address is 2 Community Boulevard, Wheeling, IL 60090, by these presents does GRANT, SELL, CONVEY, REMISE, RELEASE, AND ALIENATE unto Grantee and its successors and assignees forever all of Grantor's rights, title, and interests in and to that certain tract of real property located in Cook County, Illinois and more particularly described in Exhibit A attached hereto, together with any and all rights appertaining thereto, appurtenances belonging or appertaining thereto, and improvements located thereon (collectively, the "**Property**").

TO HAVE AND TO HOLD the Property unto Grantee and its heirs, executors, administrators, legal representatives, successors and assigns forever, subject to the matters described in Exhibit B attached hereto.

[signature page follows]



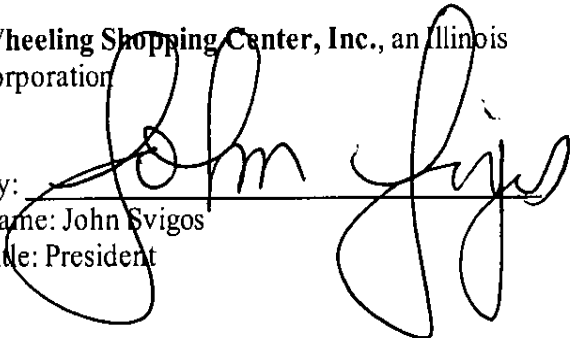
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IN WITNESS WHEREOF, Grantor has executed and delivered this Warranty Deed as of the first date written above.

**GRANTOR**

Wheeling Shopping Center, Inc., an Illinois corporation

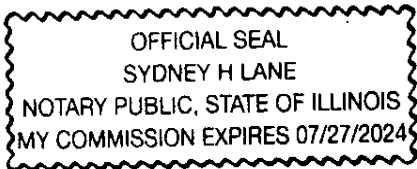
By: \_\_\_\_\_  
Name: John Svigos  
Title: President



STATE OF ILLINOIS )  
                                  )  
COUNTY OF COOK    )

I, SYDNEY LANE, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that John Svigos, as the President of Wheeling Shopping Center, Inc., an Illinois corporation, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and swore and acknowledged under oath that he/she signed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 28 day of Sept, 2021.



Sydney H Lane III  
NOTARY PUBLIC

My Commission Expires: 7-27-24

(SEAL)

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EXHIBIT A

## LEGAL DESCRIPTION

LOTS 3, 5 AND 6 IN FRESH FARMS - WHEELING SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 2 AND THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 7, 2011 AS DOCUMENT NO. 1134116010, IN COOK COUNTY, ILLINOIS.

Address: 62 S. Milwaukee Avenue, Wheeling, IL 60090

PINs: 03-02-415-049-0000; 03-02-415-051-0000; and 03-02-415-052-0000

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Taxes and assessments on the Property that are not yet due or payable.
2. Terms and provisions of an easement recorded May 26, 1911 as document number 4766643 made by Robert Periolat to Chicago Telephone Co, granting an easement for maintaining poles, wires, etc.
3. Reservation as contained in special warranty deed recorded June 17, 2010 as document number 1016844090 in favor of Village of Wheeling an easement for public access and public parking over and upon the premises as shown on exhibit "B" attached thereto.
4. Access easement over a portion of Lots 3 and 6 reserved for and granted to Lots 1, 2 and 7, and the provisions relating thereto, as shown on the Plat Subdivision recorded as Document No. 1134116010. Easements for access as shown on the Plat Subdivision recorded as Document No. 1134116010. Also affects part of Lot 5.
5. Blanket easement in favor of Village of wheeling, the Commonwealth Edison Company, Comcast Cable Communications, Inc. (Cable tv) Nicor Gas and AT&T Illinois (telephone), and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the Plat recorded as Document No. 1134116010.
6. Access note as shown on the Plat Subdivision recorded as Document No. 1134116010: There shall be no direct vehicular access Illinois route 68 and Illinois route 21 from Lot 4 or Lot 6. There shall be at most one right in, right out access to Illinois route 68 from Lot 3 at the easement shown. There shall be at most one right in, right out access to Illinois route 21 as shown at the easement shown. All other access shall be from internal circulation.
7. Easements for access as shown on the Plat Subdivision recorded as Document No. 1134116010. Affects parts of Lots 3, 5 and 6. For exact location, refer to instrument or a current survey.
8. Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (A) is exempt under chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons) contained in Plat of Subdivision recorded as Document No. 1134116010, which does not contain a reversionary or forfeiture clause.
9. Terms, conditions and limitations contained in the no further remediation letter issued by the Illinois Environmental Protection Agency and recorded May 3, 2011 as document number 112316014.
10. Terms, conditions and limitations contained in the no further remediation letter issued by the Illinois Environmental Protection Agency and recorded January 31, 2012 as document number 1203116012.
11. Rights of the public, the State of Illinois and the municipality in and to that part of the Land taken or used for road purposes, as depicted on the Plat of Highways recorded as document number 97101914.
12. Easement in favor of the Commonwealth Edison Company and Ameritech, an Illinois Corporation, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as Document No. 97124734, affecting the Lot 5 and the Northwesterly 10 feet of Lot 6 in McDuffee's Subdivision of parts of Sections 1, 2, 11 and 12, Township 42 North, Range 11 ep, except that part described as beginning at the Northeasterly corner of Lot 5 aforesaid; thence on an assumed bearing of South 63 degrees 51 minutes 58 seconds West along the Northerly line of Said Lot 5, a distance of 38.37 feet

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thence South 23 degrees 47 minutes 23 seconds East, 64.86 feet to the Southerly line of the Northwesterly 10 feet of Lot 6 aforesaid, thence North 52 degrees 04 minutes 47 seconds East along said Southerly line 37.68 feet to the Easterly line of Said Lot 6; thence North 37 degrees 55 minutes 13 seconds West along said Easterly line, 10.00 feet to the Southerly corner of Lot 5 aforesaid; thence North 18 degrees 41 minutes 54 seconds West along the Easterly line of Said Lot 5, 47.72 feet to the point of beginning, in Cook County, Illinois.

13. Grant of easement recorded February 24, 1997 as document number 97124735 by American National Bank, as trustee under trust agreement dated September 1, 1996 and known as trust number 300764-00 to the Commonwealth Edison Company to construct, operate, maintain, renew relocate, and remove, from time to time, public utilities with the right of access to the same and the right from time to time, to trim or remove trees, bushes and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the grant herein given, in, over, under, across, along and upon the surface of property described as follows: the North 10.0 feet of the Easterly 65 feet of underlying Lot 6 (excepting the Northerly 10.0 feet thereof and excepting that portion of Lot 6 previously taken for roadway purposes) in J.L. McDuffie's Subdivision of parts of Sections 1, 2, 11 and 12, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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COOK COUNTY CLERK OFFICE  
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CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office



03-02-415-049-0000

20210901687876

0-671-320-208

COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 9 | 28 | 2021

SIGNATURE: [Signature]  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

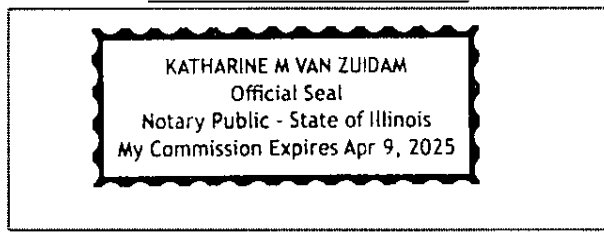
Katharine M Van Zuidam

By the said (Name of Grantor): Caleb Adriano

AFFIX NOTARY STAMP BELOW

On this date of: 9 | 28 | 2021

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 9 | 28 | 2021

SIGNATURE: [Signature]  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

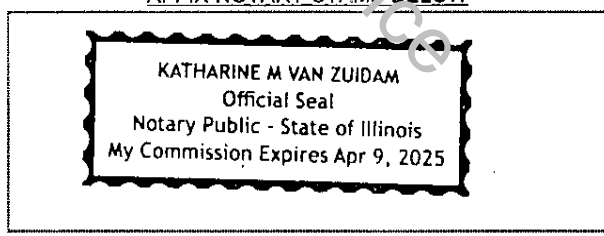
Katharine M Van Zuidam

By the said (Name of Grantee): Caleb Adriano

AFFIX NOTARY STAMP BELOW

On this date of: 9 | 28 | 2021

NOTARY SIGNATURE: [Signature]



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a GRANTEE shall be guilty of a CLASS C MISDEMEANOR for the FIRST OFFENSE, and of a CLASS A MISDEMEANOR, for subsequent offenses.

(Attach to DEED or ABI to be recorded in Cook County, Illinois if exempt under provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)