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Doc#: 2130804334 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/04/2021 12:06 PM Pg: 1 of 7

SPECIAL WARRANTY DEED

This instrument was prepared by:
Gregory F. Smith, Esq.
Lillig & Thorsness, Ltd.
1900 Spring Road Suite 200
Oak Brook, Illinois 60523
21NW7145117 WC
CTIL

Dec ID 20210701622975
ST/CO Stamp 1-022-850-192 ST Tax \$690.00 CO Tax \$345.00

THIS SPECIAL WARRANTY DEED, made as of the 21st day of September, 2021, by and between 2315 GARDNER, LLC, an Illinois limited liability company with principal offices at 1000 Hickory Trail, Downers Grove, Illinois 60515 ("Grantor"), and VERDE PROPERTIES, LLC, an Illinois limited liability company with principal offices at 240 Glenwood Avenue, Glen Ellyn, Illinois 60137 ("Grantee"),

WITNESSETH Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, and CONVEY unto Grantee and its successors forever all of the real estate legally described on Exhibit A attached hereto and made a part hereof, situated in the County of Cook and State of Illinois ("Property") and subject to those title exceptions enumerated on Exhibit B attached hereto and made a part hereof (collectively "Permitted Exceptions"), to wit:

See Exhibit A for legal description of Property

Commonly known as: 2315 Gardner Road, Broadview, Illinois 60155
Permanent Index Number: 15-21-202-088-0000; 15-21-202-089-0000

TRANSFER STAMP
CERTIFICATION OF COMPLIANCE

Village of Broadview
10/15/21

Together with all and singular 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 estate, right, title, interest, claim, or demand whatsoever of Grantor, either in law or equity, of, in, and to the Property with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Property with the appurtenances unto Grantee forever IN FEE SIMPLE.

Grantor, for itself and its successors, does covenant, promise, and agree to and with Grantee and its successors Grantor has not done or suffered to be done anything whereby the Property is or may be in any manner encumbered or charged, except as herein recited; and Grantor WILL WARRANT AND FOREVER DEFEND the Property against all persons lawfully claiming or who may claim the same by, through, or under Grantor, but not otherwise, subject to the Permitted Exceptions.

[Signature on next page.]

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed in its name and to be signed to these presents by its authorized representative as of the day and year first above written.

2315 Gardner, LLC, an Illinois limited liability company
By: T.O. Management, LLC, an Illinois limited liability company

By: Thomas E. Conforte
Its Manager

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY Thomas E. Conforte, personally known to me to be the Manager of T.O. Management, LLC, an Illinois limited liability company, the Manager of 2315 Gardner, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged he executed and delivered the said instrument as his free and voluntary act and the free and voluntary act of 2315 Gardner, LLC for the uses and purposes therein set forth.

Given under my hand and notary seal this 21st day of September, 2021.

Sarah M. Cain
NOTARY PUBLIC



After Recording Mail to:

John P. Pizinger, Esq.
Chris J. Aiello, PC
322 South Ardmore Avenue
Villa Park, IL 60181

Forward Future Tax Bills to:

Verde Properties, LLC
240 Glenwood Avenue
Glen Ellyn, IL 60137

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EXHIBIT A LEGAL DESCRIPTION OF PROPERTY

THAT PART OF LOT 1 IN HLAVATY ESTATE TRUSTEE SUBDIVISION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF LOT 1 WITH THE NORTH LINE OF THE SOUTH 55.0 FEET OF LOT 1 AFORESAID; THENCE NORTH ALONG SAID WEST LINE TO THE NORTHWEST CORNER THEREOF; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOT 1 AFORESAID TO THE EAST LINE OF THE WEST 175.00 FEET OF LOT 1 AFORESAID; THENCE SOUTH ALONG THE LAST DESCRIBED LINE TO THE NORTH LINE OF THE SOUTH 55.0 FEET OF LOT 1 AFORESAID; THENCE WEST ALONG THE LAST DESCRIBED LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2315 Gardner Road, Broadview, Illinois 60155

Permanent Index Number: 15-21-202-088-0000; 15-21-202-089-0000

Cook County Clerk's Office

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EXHIBIT B PERMITTED EXCEPTIONS

1. General real estate taxes not due or payable;
2. Lease dated July 3, 2019 with Secure Tool and Fasteners Company, an Illinois sole proprietorship ("Secure Tool Lease"). Lease expires on July 31, 2022;
3. Easement for one use, maintenance, repair, reconstruction, and reinstallation of the sewer and water lines as contained in trustees deed from Austin Bank of Chicago, as trustee under trust agreement dated March 23, 1978 and known as trust number 5864 to Ruth Affeldt recorded December 29, 1982 as document 26452360;
4. Existence of shared asphalt area with properties adjoining East and South as disclosed by ALTA/ACSM Land Title Survey, Order No. 09-81252, prepared by Professionals Associated Survey, Inc., dated July 23, 2021;
5. Rights of owners of land bordering on the Addison Creek with respect to the water and use of the surface of said body of water;
6. Rights of public and quasi-public utilities in the Land, disclosed by stand pipe, catch basin, overhead wires, underground cable and metal utility box in the West part of the Land, as shown on survey dated July 12, 2021 by Professionals Associated Survey, Inc as job no. 09-81252; and
7. An encroachment of the parking space situated on said Land into or onto the adjoining land to the West, as disclosed by survey dated July 12, 2021 by Professionals Associated Survey, Inc as job no. 09-81252.

UNOFFICIAL COPY**PLAT ACT AFFIDAVIT**

STATE OF ILLINOIS)
)
 COUNTY OF DUPAGE) SS.

Thomas E. Comforte, being duly sworn on oath, state that he resides DuPage County, Illinois. That the attached deed is not in violation of 765 ILCS 205/0.01 et. seq. 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 land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than 1 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 or right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by 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 a public use.
8. Conveyances made to correct 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 2 parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED

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

[Signature on Following Page]

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2315 Gardner, LLC, an Illinois limited liability company
By: T.O. Management, LLC, an Illinois limited liability company

By: *Thomas E. Anfite*
Its Manager

SUBSCRIBED AND SWORN to before
me this 21st day of September, 2021.



Sarah M. Cain
Notary Public



Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

		
	COUNTY:	345.00
	ILLINOIS:	690.00
	TOTAL:	1,035.00
15-21-202-088-0000	20210701622975	1-022-850-192