



Doc# 2131422038 Fee \$88.00

PREPARED BY:

John C. Eggert
Hardt, Stern & Kayne, P.C.
2610 Lake Cook Road
Suite 200
Riverwoods, Illinois 60015

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/10/2021 12:56 PM PG: 1 OF 5

(Above Space for Recorder's use only)

SPECIAL WARRANTY DEED

THE GRANTOR, KMI LEE STREET, LLC, an Illinois limited liability company, whose address is 3901 S. Gilpin Street, Englewood, Colorado 80113, for good and valuable consideration in hand paid, hereby grants, bargains, sells and conveys to:

LEE 1001 LLC, an Illinois limited liability company, 801 Laurel Oak Drive- Suite 402, Naples, Florida 34108, ("Grantee")

and to Grantee's successors and assigns forever, all interest in the real estate situated in Cook County, Illinois, as legally described on Exhibit "A" attached hereto (the "Property"), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appurtenant thereto, TO HAVE AND TO HOLD the Property, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor does hereby covenant, promise and agree, to and with the Grantee, 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 alienated or encumbered or charged in any way whatsoever, except for and subject to those matters described on Exhibit "B" attached hereto and made a part hereof ("Permitted Exceptions"); and Grantor does hereby covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the Property in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof of interest therein, by, through or under the Grantor, subject only to the Permitted Exceptions.

PIN: 09-20-211-004-0000
09-20-211-005-0000
09-20-211-006-0000
09-20-211-007-0000

DES PLAINES Real Estate Transfer Tax
ILLINOIS No. 67343
\$2.00 per \$1,000.00
1001 Lee St
CITY OF DES PLAINES

Address: 1001 Lee Street, Des Plaines, Illinois 60016

COH1210541341 CB

REAL ESTATE TRANSFER TAX

10-Nov-2021



COUNTY: 262.50
ILLINOIS: 525.00
TOTAL: 787.50

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IN WITNESS WHEREOF, Grantor has executed and delivered this Special Warranty

Deed as of the 25 day of October, 2021.

GRANTOR:

KMI LEE STREET, LLC

By: *Kevin Mize*
Kevin Mize, Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Kevin Mize, the duly designated and acting Manager of KMI LEE STREET, LLC, an Illinois limited liability company, who is 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 that he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 25 day of October, 2021.



John C Eggert
Notary Public

WHEN RECORDED RETURN TO:

Michael G. Yip
Liston & Tsantilis, P.C.
33 North LaSalle Street – 28th Floor
Chicago, Illinois 60602

SEND SUBSEQUENT TAX BILLS TO:

LEE 1001 LLC
3855 Sunset Lane
Northbrook, Illinois 60062

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EXHIBIT "A"

Legal Description:

THAT PART OF LOTS 16 AND 17 IN BLOCK 4 LYING SOUTH OF THE FOLLOWING DESCRIBED LINES: COMMENCING AT THE INTERSECTION OF THE WESTERLY EXTENSION OF THE NORTH LINE OF A 16 FOOT WIDE EAST-WEST ALLEY IN SAID BLOCK 4 AND THE NORTHERLY EXTENSION OF THE WEST LINE OF A 16 FOOT WIDE NORTH-SOUTH ALLEY IN SAID BLOCK 4; THENCE SOUTH ALONG LAST SAID WEST LINE, SOUTH 3 DEGREES 20 MINUTES 58 SECONDS EAST, 6.88 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 24 MINUTES 46 SECONDS WEST, 47.47 FEET; THENCE NORTH 72 DEGREES 18 MINUTES 23 SECONDS WEST, 81.71 FEET TO A POINT ON THE WESTERLY LINE OF BLOCK 4, ALSO BEING THE EASTERLY LINE OF LEE STREET, TO A POINT OF TERMINUS;

ALSO LOT 18, ALSO THAT PART OF LOTS 19 AND 20 FALLING IN THE EASTERLY 6.75 FEET (AS MEASURED AT RIGHT ANGLES TO THE EASTERLY RIGHT OF WAY LINE) OF THE MINNEAPOLIS ST. PAUL SAULT SAINT MARIE RAILWAY RIGHT OF WAY AND THAT PART OF SAID LOTS 19 AND 20 LYING EAST OF THE MINNEAPOLIS ST. PAUL SAULT SAINT MARIE RAILWAY RIGHT OF WAY, ALL IN BLOCK 4 OF J.C. ROBINSON'S ADDITION TO DESPLAINES, IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 09-20-211-004-0000 (Lot 17)

09-20-211-005-0000 (Lot 18)

09-20-211-006-0000 (Lot 19)

09-20-211-007-0000 (Lot 20)

Property Address: 1001 Lee Street,
Des Plaines, Illinois 60016
(Auto Nation property)

Prepared by:

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EXHIBIT "B"

Permitted Exceptions

General real estate taxes for 2021 and subsequent years.

Rights of Wisconsin Central Railway Company, or its successors under an easement for switch and railway spur tracks over and on Land under a grant by Des Plaines Lumber and Coal Company, an Illinois corporation, dated October 24, 1934, and recorded October 31, 1934, as document number 11491464.

(Affects subject land and other property)

Rights of the municipality, the State of Illinois, the public and adjoining owners in and to that part of the Land falling in streets, alleys, road or highways.

Rights of the public and quasi-public utilities, if any, for maintenance therein of poles, conduits, sewers and other facilities

With reference to questions on survey, we note monuments and data disclosed in plat of survey recorded November 27, 1951, as document number 15224668.

Note: We note possible easement for drainage disclosed by a ditch on said survey.

(Affects Parcel 2)

Rights of the public, the State of Illinois and municipality in and to Lee Road, as dedicated: 4 rods wide along a line commencing on town line road at 1/4 corners of Section 19 and runs from thence North 88 degrees East with line between North and South half of said Section to East line, thence same course with line between North and South half of Section 20, 31 chains to a post, thence North 36 degrees East, 50.37 chains to corners of 80s in the Northeast quarter of Section 20 as appears from Highway Commissioner's record book No. 1, pages 22 and 23 in the Township of Maine. Said survey was altered as follows:

Beginning on a line through the center of Section 20 at angular point n old road and runs from thence East with said line 2-40/100 chains, thence North 31 degrees 30 minutes East 47-20/100 chains.

(Affects Parcel 2)

Possible right, title and interest of Soo Line Railroad, a corporation of Minnesota in and to that part falling within the right of way of said railroad should be fully disclosed, and this commitment is subject to such further exceptions as may then be deemed necessary.

Encroachment of the fence over the West line by 6.97 feet and 5.48 feet as disclosed by plat of survey made by Tice Survey Company dated August 21, 1969, order number 69435-A and resurveyed September 24, 2002.

(Affects subject land and other property)

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Encroachment of the concrete pad over the West line by 3.0 feet and over the North line and East line by undisclosed distances as disclosed by plat of survey made by Tice Survey Company dated August 21, 1969, order number 69435-A and resurveyed September 24, 2002.

(Affects subject land and other property)

Unrecorded easements in favor of the City of Des Plaines for drainage as depicted on the survey made by Tice Survey Co., dated August 21, 1969, resurveyed September 24, 2002, order no. 69435-A

(affects subject land and other property)

Property of Cook County Clerk's Office