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Doc#. 2131916290 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/15/2021 04:00 PM Pg: 1 of 5

2120

**SPECIAL
WARRANTY DEED
Illinois Statutory
(CORP to LLC)**

Dec ID 20211101632702
ST/CO Stamp 1-897-278-608 ST Tax \$750.00 CO Tax \$375.00

AFTER RECORDING MAIL TO:

DALVEX LLC
242 N. York St., #347
Elmhurst, IL 60126

NAME & ADDRESS OF TAXPAYER:

DALVEX LLC
242 N. York St., #347
Elmhurst, IL 60126

(above space for Recorder's use only)

THE GRANTOR, **CARDINAL SERVICE, INC.**, an Indiana corporation, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), in hand paid and other good and valuable consideration, **CONVEYS AND WARRANTS** to GRANTEE, **DALVEX LLC**, an Illinois limited liability company, having its principal place of business at 242 N. York St., Suite 347, Elmhurst, IL 60126, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A".

PIN: 24-33-100-135-0000

Property Address: 5545 W. 127th St., Crestwood, Illinois 60445

SUBJECT TO: Permitted Exceptions set forth on Exhibit B attached hereto.

This is a NON-HOMESTEAD PROPERTY, however, to the extent that the Real Estate is deemed to be a homestead property then Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK –
SIGNATURE(S) ON FOLLOWING PAGE]**

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In Witness Whereof, said GRANTOR has caused its name to be signed, as of the 9th day of November, 2021.

CARDINAL SERVICE, INC.,
an Indiana corporation

By: Daniel J. Shoup
Daniel J. Shoup, President

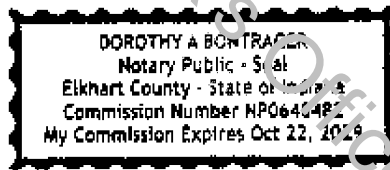
STATE OF IN)
) ss.
COUNTY OF Elkhart)

I, the undersigned, a Notary Public in and for the county and state above, DO HEREBY CERTIFY that **Daniel J. Shoup, as President**, and personally known to me to be the same person and acknowledged that as such officer, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes stated above.

Given under my hand and notarial seal, this 4th day of November, 2021.

My commission expires on 10/22/2029. Dorothy A Bontrager
Notary Public

This instrument was prepared by:
Christian T. Laden
1755 South Naperville Road, Suite 200
Wheaton, Illinois 60189
(630) 221-1755, Fax (630) 221-1756



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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 1 IN CARDINAL SERVICE SUBDIVISION, BEING A SUBDIVISION OF THE EAST 300 FEET OF THE FOLLOWING DESCRIBED REAL ESTATE: THE WEST 8.11 ACRES OF THE NORTH 17.235 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO KNOWN AS LOT 2 IN CIRCUIT COURT PARTITION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1992, AS DOCUMENT 92480675 AND AS CORRECTED BY PLAT OF CORRECTION RECORDED AUGUST 28, 1992, AS DOCUMENT 92639592, IN COOK COUNTY, ILLINOIS.

PTN: 24-33-100-135-0000

Property Address: 5545 W. 127th St., Crestwood, Illinois 60445

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EXHIBIT B **PERMITTED EXCEPTIONS**

1. General taxes not yet due and payable.
2. Acts or matters created by Grantee.
3. All matters shown on ALTA/NSPS Land Title Survey made by Zarko Sekerez & Associates, Inc. dated July 30, 2021, Project File No. 11351.
4. Lots included in Cardinal Service Subdivision recorded July 1, 1992 as document 92480675 are located in a special flood hazard area identified as Zone AH, according the Village of Crestwood, Illinois FEMA Map 1700800001 E, dated August 5, 1986.
5. Terms, provisions and conditions of the Ordinance FY97-98/34 pertaining to the annexation of territory to the Crestwood Public Library District recorded March 29, 1999 as document 99300419.
6. Easement in, upon, under, over and along the South 17 feet of the North 50 feet of the Land to install and maintain all equipment for the purpose of serving the Land and other property with telephone service, together with right of access to said equipment as created by grant to the Illinois Bell Telephone Company recorded June 25, 1974 as document 22762279.
7. Grant of easement made by Albert Basile to the Illinois Bell Telephone Company recorded February 20, 1957 as document 16830377 to permit the placing of underground conduit and manholes in the road right of way of 127th Street adjacent to the Land.
8. Agreement recorded March 13, 1989 as document 89109108 made by and between Cardinal Services, Inc. and Village of Crestwood relating to water permit connection fees and sanitary sewer connection fees and agreements contained therein.
9. Parking lot special and restricted use permit agreement recorded July 1, 1991 as document 91321401 made by and between Cardinal Service, Inc. and Village of Crestwood and agreements contained therein.
10. Consent to encroachment made by Heritage Trust Company, as trustee under trust agreement dated July 16, 1985 and known as trust number 2721, does hereby consent to the presence of the base of the light pole erected by Cardinal Service, Inc. Recorded May 17, 1989 as document 89222060.
11. Easement(s) for the purpose(s) and rights incidental thereto as reserved in a document; reserved by Drainage Easement Agreement, for purpose use and access to municipal storm sewer, recorded on April 27, 2006 as Document No. 0611739075, affects: A ten foot strip of Land lying in Lot 1 Cardinal Service Subdivision of part of the Northwest 1/4 of the Northwest 1/4 of Section 33 Township 37 North, Range 13, East of the Third Principal Meridian. The aforesaid 10.00 foot storm sewer easement lies 5.00 feet Northeasterly of and perpendicular with and 5.00 feet Southeasterly of and perpendicular with a line described as follows: commencing at the Northwest Corner of Lot 1 in the

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aforesaid Cardinal Service Subdivision; thence South along the West Line of Lot 1 in the aforesaid Cardinal Service Subdivision a distance of 365.67 feet to the point of beginning; thence Northeasterly on a line a distance of 26.71 feet to a point of intersection and termination with a line being 19.38 feet East of and perpendicular with the West Line of Lot 1 in the aforesaid Cardinal Service Subdivision, all in Cook County, Illinois.

12. Easement(s) for the purpose(s) and rights incidental thereto as reserved in a document; reserved by Grant of Easement, for purpose utilities, recorded on February 4, 2020 as Document No. 2003506159, affects: The North 10 feet of Lot 1 in Cardinal Service Subdivision.

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