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\*21344570250\*

Doc# 2134457025 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/10/2021 03:11 PM PG: 1 OF 6

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

THAT ABC INVESTMENT PROPERTIES, LLC, an Illinois limited liability company, having an address of 9501 W. 144<sup>th</sup> Pl, Ste. 205, Orland Park, Illinois 60462, and TCF, LLC, an Illinois limited liability company, having an address of 10295 Vans Drive, Frankfort, Illinois 60423, together hereinafter referred to as **Grantor**, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) cash, and other good and valuable consideration to Grantor in hand paid by BARNES DEVELOPMENT COMPANY, LLC, a Michigan limited liability company, whose mailing address is 1000 Enterprise Drive, Allen Park, Michigan 48101, hereinafter referred to as **Grantee**, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee all that certain lot, tract, or parcel of land, more particularly described on **Exhibit "A"** attached hereto;

TOGETHER WITH all of the improvements, tenements, hereditaments and appurtenances belonging or in any way appertaining to such real property, and all of Grantor's right, title and interest in and to (i) any and all such real property lying in a bed of any street, road or avenue, open or proposed, in front of or adjoining such real property to the center line thereof, (ii) any strips and gores of land adjacent to, abutting or used in connection with such real property or to Grantor in connection therewith (the land and all of the foregoing being hereinafter referred to as the "**Property**");

PROVIDED, HOWEVER, that this conveyance is made and accepted subject to those matters described on **Exhibit "B"** attached hereto and made a part hereof by this reference for all purposes;

TO HAVE AND TO HOLD the Property, subject to the exceptions and reservations hereinafter stated, together with all and singular the rights and appurtenances thereto in anywise belonging to Grantor, unto the said Grantee, Grantee's successors and assigns forever, and Grantor does hereby bind itself and its successors to Warrant and Forever Defend all and singular the Property unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming by, through or under the said Grantor but against no other subject, however, to those matters described on **Exhibit "B"** attached hereto.

Dated this 2nd day of December, 2021.

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**GRANTOR**

**ABC INVESTMENT PROPERTIES,  
LLC,**

an Illinois limited liability company

By: The Enterprise Partnership,  
an Illinois partnership

Its: Manager

By: [Signature]

Name: Kelly Cooper Suppes



Its: Partner

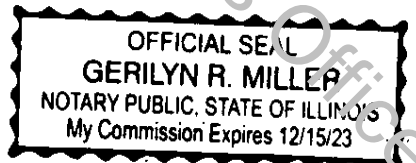
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public, do hereby certify that the foregoing instrument was acknowledged before me this 2nd day of December, 2021, by Kelly Cooper Suppes, Partner of The Enterprise Partnership, an Illinois partnership, Manager of ABC Investment Properties, LLC, an Illinois limited liability company, on behalf of said limited liability company.

Given under my hand and official seal this 2nd day of December, 2021.

[Signature]  
Notary Public  
My commission expires 12-15-23

REAL ESTATE TRANSFER TAX		10-Dec-2021
	COUNTY:	722.50
	ILLINOIS:	1,445.00
	TOTAL:	2,167.50
27-15-302-007-0000   20211201659946   0-846-000-784		



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TCF, LLC,  
an Illinois limited liability company

By: [Signature]  
Kelly Cooper Suppes  
Its: Manager

By: Glen Cooper Marital Trust #2  
Its: Manager

By: [Signature]  
Kelly Cooper Suppes, Trustee

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public, do hereby certify that the foregoing instrument was acknowledged before me this 27th day of December, 2021, by Kelly Cooper Suppes, as Manager and as Trustee of the Glen Cooper Marital Trust #2, Manager of TCF, LLC, an Illinois limited liability company, on behalf of said limited liability company.

Given under my hand and official seal this 27th day of December, 2021.



[Signature]  
Notary Public  
My commission expires: 12-15-23

THIS INSTRUMENT WAS  
PREPARED BY:

Giuliano D. Mancini, Esq.  
Dykema Gossett PLLC  
400 Renaissance Center  
Detroit, Michigan 48243

AFTER RECORDING RETURN  
THIS INSTRUMENT AND SEND  
SUBSEQUENT TAX STATEMENTS TO:

Barnes Development Company, LLC  
1000 Enterprise Drive  
Allen Park, Michigan 48101

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## EXHIBIT "A"

### LEGAL DESCRIPTION

Real Property in the Village of Orland Park, Cook County, Illinois, more particularly described as:

LOT 1 IN THE BELLE TIRE ORLAND PARK SUBDIVISION, BEING PART OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 2021 AS DOC #2131915005.

Part of Tax Parcel ID Nos. 27-15-302-027-0000; 27-15-302-007-0000

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## EXHIBIT "B"

### PERMITTED EXCEPTIONS

1. General real estate taxes for the year 2021 and subsequent years, not yet due and payable.
2. Perpetual Easement for public highway purposes, including the right to permit others to use or operate, install, maintain, alter repair or replace, renew, improve, and remove other facilities and structures, including, but not limited to, underground communication lines, fiber optics, wire or other means of electricity, voice data, video, digitized information, pipes and conduits on or beneath the surface of said premises and overhead wires, cables and poles, or other structures for the support of such facilities and structures over the Southerly portion of the Property pursuant to order vesting title entered December 7, 2006 in Case 06L050792.
3. Easement provisions as contained on plat of subdivision recorded as Document No. 95206323 that all land contained within the Property (except building sites) is common area and to be used for ingress, egress, parking, driveways, entrances, lawn, landscaping, recreation, access to utilities and for common uses and enjoyment of the property owners of the Village of Orland Park and authorized utility companies as more fully described and provided in the Declaration of Covenants, Conditions and Restrictions to be placed of record.
4. Easement in favor of The Illinois Bell Telephone Company, The Commonwealth Edison Company, Northern Illinois Gas Company, cable television and communication companies authorized by the Village of Orland Park, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Property and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the plat recorded/filed as Document No. 95206323, affecting the common area (land contained in the Property except buildings).
5. No Further Remediation Letter containing in Environmental Notice recorded January 13, 2009 as document 0901347166, subject to terms, provisions and contained therein.
6. The fact, as disclosed by that certain document or documents recorded January 13, 2009 as Document No. 0901347166 of Official Records, that some violation of environmental protection laws may have occurred which may affect the Property.
7. No Further Remediation Letter containing in Environmental Notice recorded January 05, 2017 as document 1700557015, subject to terms, provisions and contained therein.
8. The fact, as disclosed by that certain document or documents recorded January 05, 2017 as Document No. 1700557015 of Official Records, that some violation of environmental protection laws may have occurred which may affect the Property.

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9. Perpetual Easement for public highway purposes, including the right to permit others to use or operate, install, maintain, alter repair or replace, renew, improve, and remove other facilities and structures, including, but not limited to, underground communication lines, fiber optics, wire or other means of electricity, voice data, video, digitized information, pipes and conduits on or beneath the surface of said premises and overhead wires, cables and poles, or other structures for the support of such facilities and structures over the Southerly portion of the Property pursuant to order vesting title entered December 18, 2006 in Case 06L050699.
10. Easements and any other facts as shown on the Belle Tire Orland Park Subdivision plat recorded as Doc #2131915005.

Property of Cook County Clerk's Office