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Doc# 2134828066 Fee \$88.00

HSP FEE:\$9.00 RPRF FEE: \$1.00

AREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/14/2021 01:47 PM PG: 1 OF 7

PREPARED BY:

**KUTAK ROCK LLP
KELLY G REYNOLDSON, ESQ
1801 CALIFORNIA ST, STE 3000
DENVER, CO 80202**

21024924DK

WHEN RECORDED MAIL TO:

**FIDELITY NATIONAL TITLE CO - NCS DIV
ONE EAST WASHINGTON STREET, SUITE 450
PHOENIX, AZ 85004
ATTN: KELLI VOS
(602)343-7572**

TITLE NO.: 21024924DK

ESCROW NO.: Z2139460-KJV

**DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF THE RECORDED
DOCUMENT.**

DOCUMENT TO BE RECORDED:

SPECIAL WARRANTY DEED

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This document prepared by
and after recording return to:

Kutak Rock LLP
1801 California St., Suite 3000
Denver, CO 80202
Attention: Kelly G. Reynoldson, Esq.

Send future tax bills to:

BUTITTA, LLC,
c/o Dykstra's Auto
161 Ottawa Ave., Suite 401
Grand Rapids, MI 48503

Property Address:

300 W. Colfax Street
Palatine, IL 60067

SPECIAL WARRANTY DEED

THE GRANTOR, **R & J PROPERTIES**, an Illinois general partnership, with an address of 300 W. Colfax Street, Palatine, IL 60067 ("Grantor"), for and in consideration of Ten and No/100 Dollars, and other good and valuable consideration in hand paid, do hereby REMISE, RELEASE, ALIEN, ASSIGN, AND CONVEY to **STORE MASTER FUNDING XXI, LLC**, a Delaware limited liability company ("Grantee"), with an address at 8377 E. Hartford Drive, Suite 100, Scottsdale, AZ 85255 the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee and Grantee's successors and assigns forever.

And Grantor, for itself, and its respective successors, do covenant, promise, and agree, to and with Grantee and Grantee's successors and assigns, that Grantor has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those permitted exceptions described in Exhibit B attached hereto and made a part hereof. The Warranties given herein are limited to the acts of the Grantor and subject to taxes not yet due and payable, easements, covenants and restrictions of record.

[Signatures on Following Page]

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Dated this 3rd day of December, 2021.

GRANTOR:

R & J Properties, an Illinois general partnership

By: [Signature]
Name: JAMES STEFF
Its: Partner

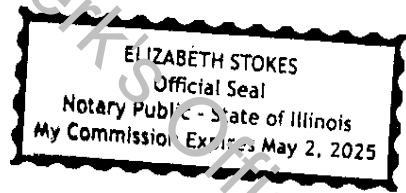
STATE OF ILLINOIS
COUNTY OF COOK SS
Waukegan

I, the undersigned, a notary public in and for said County in the State aforesaid, DO HEREBY CERTIFY that James Steff the Partner of R & J Properties, an Illinois general partnership, and personally known to me to be 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 each of the said company for the uses and purposes therein set forth.

GIVEN under my hand and seal this 30th day of November, 2021.

[Signature]
Notary Public

My commission expires:
May 2, 2025



REAL ESTATE TRANSFER TAX		14-Dec-2021
COUNTY:		640.00
ILLINOIS:		1,280.00
TOTAL:		1,920.00

02-15-432-024-0000 | 20211101655778 | 1-922-992-784

SIGNATURE PAGE
SPECIAL WARRANTY DEED

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EXHIBIT A

Legal Description

Permanent Index Number(s): 02-15-432-024-0000

Address of Real Estate: 300 W. Colfax, Palatine, IL 60067

Legal Description:

THE SOUTH 150 FEET OF THE EAST 188.60 FEET OF THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF COLFAX STREET AND WEST OF A LINE DRAWN 440 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SMITH STREET AS LAID DOWN ON THE ASSESSOR'S PLAT OF THE TOWN OF PALATINE, RECORDED APRIL 10, 1877 AS DOCUMENT 129579 IN BOOK 13 OF PLATS, PAGE 93, IN COOK COUNTY, ILLINOIS;

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EXHIBIT B

Permitted Exceptions

1. Taxes for the year(s) 2021 2021 taxes and subsequent years are a lien not yet due or payable.

Perm tax# 02-15-432-024-0000

2. Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for road purposes.

3. Terms provisions and conditions contained in the ordinance by the Village of Palatine, recorded October 29, 1975 as document 23273694.

4. Consequences, if any, of the failure of the fence(s) on the land to follow the property lines, as disclosed by survey dated November 9, 2021 and last revised November 10, 2021 by THD Design Group, Inc. as job number 20213456-1.

5. An encroachment of the concrete and asphalt surfaces situated on land adjoining to the North and East into or onto said Land, as disclosed by survey dated November 9, 2021 and last revised November 10, 2021 by THD Design Group, Inc. as job number 20213456-1.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }
 Lake } SS
COUNTY OF COOK }

Rodney Kwaszara, being duly sworn on oath, states that He resides at 1062 W. Cortez, Melrose E. 6067. That the attached deed is not in violation of 765 ILCS 205/1 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 the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than one 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 interest therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement access.
6. The conveyance of land owned by a 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 public use.
8. Conveyances made to correct legal 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 two 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.

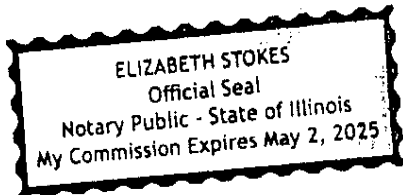


SUBSCRIBED AND SWORN TO before me

this 30th day of November



Notary Public



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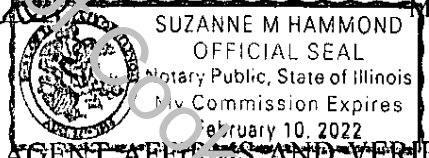
STATEMENT BY GRANTOR AND GRANTEE

THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST 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 TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.

DATE Nov. 30, 2021 SIGNATURE [Signature]
GRANTOR OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Elizabeth Stokes
THIS 30th DAY OF November, 2021

[Signature] MY COMMISSION EXPIRES _____
NOTARY PUBLIC

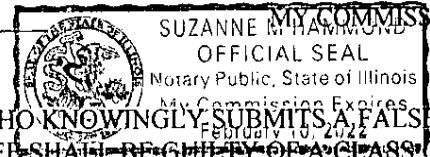


THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, 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 Nov. 30, 2021 SIGNATURE [Signature]
GRANTEE OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Elizabeth Stokes
THIS 30th DAY OF November, 2021

[Signature] MY COMMISSION EXPIRES _____
NOTARY PUBLIC



NOTE: 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 A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

(ATTACH TO DEED OR ABI TO BE RECORDED IN COOK COUNTY, ILLINOIS, IF EXEMPT UNDER PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.)