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THIS INSTRUMENT PREPARED
BY:

Michael Yip, Esq.
Liston & Tsantilis P.C.
33 N. LaSalle Street, Suite 2800
Chicago, Illinois 60602

AFTER RECORDING RETURN
TO:

Vito M. Pacione, Esq.
Patzik, Frank & Samotny Ltd.
200 South Wacker Drive, Suite
2700
Chicago, Illinois 60606



2135619003D

Doc# 2135619003 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/22/2021 09:24 AM PG: 1 OF 9

Above Space for Recorder's Use Only

WARRANTY DEED

This WARRANTY DEED, made as of December 14, 2021 by **Bruce Saltzberg, an individual, Terry Saltzberg, an individual, and Karyn Liss, an individual** (collectively the "Grantor"), to an in favor of **MILQO HOLDINGS LLC**, an Illinois limited liability company, having an address at 5300 St. Charles Road, Berkeley, Illinois 60163 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, all interest in and to the real estate situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto and by this reference made a part hereof, including all improvements located thereon (collectively, the "Property"), subject to those matters set forth on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions").

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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 the Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Property as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, except for the Permitted

This stamp processed pursuant to
Section 7-102 A (2) of the
Franklin Park Village Code
governing review of documents

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Exceptions set forth on Exhibit B attached hereto and made a part hereof; and that subject to such Permitted Exceptions, the Grantor will WARRANT AND FOREVER DEFEND the Property against the lawful claims of all persons.

[SIGNATURE PAGE FOLLOWS]

MAIL TAX BILLS TO:

Milqo Holdings LLC
5300 St. Charles Road,
Berkeley, IL 60163

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

22-Dec-2021



COUNTY:	3,236.00
ILLINOIS:	6,472.00
TOTAL:	9,708.00

12-19-400-058-0000

| 20211101653811 | 0-341-334-672

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IN WITNESS WHEREOF, Grantor has signed and sealed and delivered this instrument as of the day and year first above written.

GRANTOR:

By: *Bruce Saltzberg*
Name: Bruce Saltzberg

By: *Terry Saltzberg*
Name: Terry Saltzberg

By: *Karyn Liss*
Name: Karyn Liss

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
) ss
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for the State and County provided above, do hereby certify that Bruce Saltzberg, 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 own free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 3rd day of November, 2021.

Brenda Hernandez
Notary Public

My commission expires on 4/19/22



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STATE OF ILLINOIS)
)
COUNTY OF Cook) ss
)

I, the undersigned, a Notary Public in and for the State and County provided above, do hereby certify that Terry Saltzberg, 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 own free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth.

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

Brenda Hernandez
Notary Public

My commission expires on 4/19/22



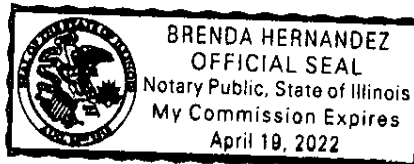
STATE OF ILLINOIS)
) ss
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for the State and County provided above, do hereby certify that Karyn Liss, 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 own free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth.

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

Brenda Hernandez
Notary Public

My commission expires on 4/19/22



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EXHIBIT A

PARCEL A:

THAT PART OF THE SOUTH EAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS:

COMMENCING AT A POINT IN THE EAST LINE OF SAID SOUTH EAST 1/4 WHICH IS 1,122.93 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 59 MINUTES 13 SECONDS WEST, IN A LINE DRAWN AT RIGHT ANGLES TO SAID EAST LINE, FOR A DISTANCE OF 2,269.41 FEET TO A POINT IN THE EAST LINE OF POWELL AVENUE, SAID EAST LINE BEING 2,269.41 FEET WEST OF (MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE EAST LINE OF SAID SOUTH EAST 1/4; SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

THENCE NORTH 39 DEGREES 59 MINUTES 13 SECONDS EAST IN SAID RIGHT ANGLE LINE, 342.0 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 47 SECONDS EAST IN A LINE PARALLEL TO THE EAST LINE OF SAID POWELL AVENUE, 302.0 FEET TO A POINT IN THE NORTHERLY LINE OF KING STREET; THENCE SOUTH 89 DEGREES 09 MINUTES WEST IN SAID NORTHERLY LINE, 342.04 FEET TO ITS POINT OF INTERSECTION WITH THE EAST LINE OF SAID POWELL AVENUE; THENCE NORTH 0 DEGREES 00 MINUTES 47 SECONDS WEST IN SAID EAST LINE, 307.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL B:

THAT PART OF THE SOUTH EAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS:

COMMENCING AT A POINT IN THE EAST LINE OF SAID SOUTH EAST 1/4 WHICH IS 1,122.93 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 59 MINUTES 13 SECONDS WEST, IN A LINE DRAWN AT RIGHT ANGLES TO SAID EAST LINE, FOR A DISTANCE OF 2,269.41 FEET TO A POINT IN THE EAST LINE OF POWELL AVENUE SAID EAST LINE BEING 2,269.41 FEET WEST OF (MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE EAST LINE OF SAID SOUTH EAST 1/4, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

THENCE NORTH 0 DEGREES 00 MINUTES 47 SECONDS WEST IN THE EAST LINE OF SAID POWELL AVENUE, 125.0 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 13 SECONDS EAST, 322.0 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 47 SECONDS WEST 30.0 FEET; THENCE NORTH 9 DEGREES 26 MINUTES 57 SECONDS EAST, 121.66 FEET TO A POINT IN A LINE 342.0 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID POWELL AVENUE, SAID POINT BEING 275.0 FEET NORTH OF THE POINT OF INTERSECTION OF SAID PARALLEL LINE WITH SAID RIGHT ANGLE LINE, THENCE SOUTH 0 DEGREES 00 MINUTES 47 SECONDS EAST IN SAID PARALLEL LINE, 275.0 FEET TO SAID POINT OF INTERSECTION; THENCE SOUTH 89 DEGREES 59 MINUTES 13 SECONDS WEST IN SAID RIGHT ANGLE LINE 342.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 12-19-400-058-0000

COMMON ADDRESS: 11600 King Street, Franklin Park, Illinois 60131

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EXHIBIT B

Permitted Exception

1. General real estate taxes for the year(s) 2021 and subsequent years, not yet due and payable.
2. Any and all matters shown on the ALTA/NSPS Land Title Survey prepared by Zbigniew Domozych of MMSurveying Co., Inc., field work completed March 25, 2021, dated March 31, 2021 and designated Order No. 101515.

Property of Cook County Clerk's Office

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AFFIDAVIT - METES AND BOUNDS

State of Illinois

County of Cook

Bruce Saltzberg, an individual residing at 226 N Deere Park Drive East, Highland Park, IL 60035, Terry Saltzberg, an individual residing at 1707 Braeside Lane, Northbrook, IL 60062, and Karyn Liss, an individual residing at 3855 Sunset Lane, Northbrook, IL 60062. 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 is into parcels or tracts of five (5) acres or more of size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than one (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 is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is 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. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five (5) acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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

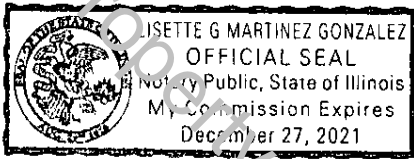
[signature page follows]

UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF Cook) SS
)

I, the undersigned, a Notary Public in and for the State and County provided above, do hereby certify that Terry Saltzberg, 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 own free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 22 day of NOVEMBER, 2021.



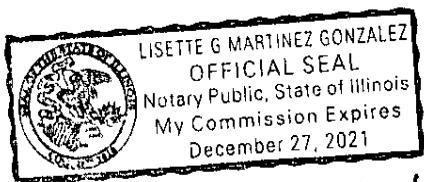
Lisette G. Martinez Gonzalez
Notary Public

My commission expires on 12/27/2021

STATE OF ILLINOIS)
COUNTY OF Cook) SS
)

I, the undersigned, a Notary Public in and for the State and County provided above, do hereby certify that Karyn Liss, 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 own free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 30 day of NOVEMBER, 2021.



Lisette G. Martinez Gonzalez
Notary Public

My commission expires on 12/27/2021