

# UNOFFICIAL COPY

Doc#. 2136128143 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/27/2021 10:23 AM Pg: 1 of 4

## WARRANTY DEED

Dec ID 20211101645974  
ST/CO Stamp 0-056-584-848 ST Tax \$650.00 CO Tax \$325.00

THE GRANTOR, I & G ENTERPRISES, INC., an Illinois corporation, of the County of DuPage and State of Illinois, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE ANGELO CONSTRUCTION SERVICES, INC. an Illinois corporation, whose address is 7080 N. McCormick Blvd., Lincolnwood, IL 60712, the following described Real Estate situated in the County of Cook, and State of Illinois, to wit:

CHI 21056551d 1 of 3  
LK

THE EAST 133.24 FEET OF THE WEST 938.08 FEET OF THE NORTH 200.00 FEET OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ (EXCEPT THAT PART TAKEN FOR 16<sup>TH</sup> STREET) OF SECTION 22, TOWNSHIP 39 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 15-22-301-024-0000 & 15-22-301-026-0000

Property Address: 1700 W. 16<sup>th</sup> Street, Broadview, IL 60155.

Subject to the following: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing and those permitted exceptions as shown on Exhibit "A" attached hereto and made a part hereof.

CERTIFICATION OF COMPLIANCE  
VILLAGE OF BROADVIEW

12/21/21

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In Witness Whereof, the undersigned aforesaid have hereunto set its hand this 30<sup>th</sup> day of November, 2021.  
December

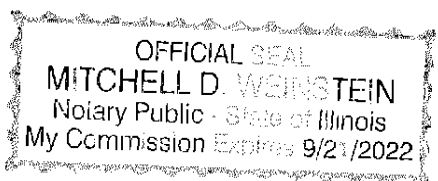
I & G ENTERPRISES, INC., an  
Illinois corporation

By: [Signature]  
Ira A. Katz, President

STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF LAKE                    )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Ira ~~A.~~ Katz, personally known to me to be the President of I & G Enterprises, Inc., an Illinois corporation, and 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 as such President he signed and delivered the said instrument, pursuant to authority given to him by, I & G Enterprises, Inc., an Illinois corporation, as his free and voluntary act, and as the free and voluntary act and deed of said I & G Enterprises, Inc., an Illinois corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30<sup>th</sup> day of November, 2021.



[Signature]  
Notary Public

My commission expires: 9/21/2022

After recording mail to:

Gould & Ratner LLP  
Attention Michael Toussaint  
222 N. LaSalle Street, Suite 300  
Chicago, IL 60601

Send subsequent tax bills to:

ANGELO CONSTRUCTION SERVICES, INC.  
7080 N. McCormick Blvd.  
Lincolnwood, IL 60712

This document prepared by : Mitchell D. Weinstein, Chuhak & Tecson, P.C.,  
30 S. Wacker Drive, Suite 2600, Chicago, IL 60606

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## EXHIBIT "A" PERMITTED EXCEPTIONS

Easement over the South 10 feet of the North 200 feet of the Land for the purpose of installing sewers as created by Plat of Easement to the Village of Broadview Illinois dated May 31, 1972 and recorded June 15, 1972 as Document 21937030.

Easement over the South 10 feet of the Land for the purpose of installing and maintaining all equipment necessary to serve the Subdivision and other Land with telephone and electrical service, together with the right to overhang aerial service wires and the right of access to such wires, as created by Grant to the the Illinois Bell Telephone Company and the Commonwealth Edison Company and their respective successors and assigns and as shown on the Plat of Subdivision recorded September 18, 1972 as Document 22053460.

Encroachment of the fence located mainly on the land south and adjoining onto the land insured herein by .2 feet at the southwest corner.



COUNTY: 325.00  
ILLINOIS: 650.00  
TOTAL: 975.00

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15-22-301-024-0000

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