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Parcel

2 - 21025701WP

Doc#: 2204512055 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 02/14/2022 06:37 AM Pg: 1 of 5

This document was prepared by:

Jason A. Doran

Momkus LLP

1001 Warrenville Road, Suite 500

Lisle, Illinois 60532

Dec ID 20220101609111

ST/CO Stamp 0-423-686-544 ST Tax \$733.50 CO Tax \$366.75

After recording return to:

Matt Blanchard

The Niki Group, LLC

11720 El Camino Real, Suite 250

San Diego, California 92130

Send Subsequent Tax Bills to:

Niki Akron, LP, et. al

c/o The Niki Group, LLC

11720 El Camino Real, Suite 250

San Diego, California 92130

SPECIAL WARRANTY DEED

(Company to Company)

THIS SPECIAL WARRANTY DEED is effective the 4th day of February 2022, is between, **OLB, LLC**, a Delaware limited liability company (the "Grantor"), of Elmhurst, Illinois, and **Niki Akron, LP**, a California limited partnership, as to an undivided 46% interest; **Samex Properties, LLC**, a California limited liability company, as to an undivided 18.8% interest; **TNG Muir, LLC**, California limited liability company, as to an undivided 20% interest; and **NG21, LP**, a California limited partnership, as to an undivided 15.2% interest (collectively, the "Grantees"), having an address at 11720 El Camino Real, Suite 250, San Diego, California.

WITNESSETH, that Grantor, for and in consideration of Ten and No/100 Dollars, (\$10.00) in hand paid, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto Grantees, as Tenants in Common, all interest in the following described real estate, to wit:

SEE ATTACHED EXHIBIT A

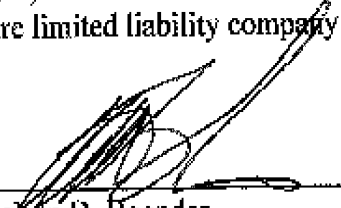
Subject only to: (a) covenants, conditions and restrictions of record; (b) general taxes for the year 2021 and subsequent years, which are not yet due and payable; (c) acts of Grantees or their authorized agents; and (d) permitted exceptions (see attached Exhibit B).

TO HAVE AND TO HOLD the Property unto Grantees, its successors and assigns FOREVER, and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantees, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

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In Witness Whereof, Grantor has caused this deed to be signed on its behalf this 31st day of January 2022.

OLB, LLC,
a Delaware limited liability company

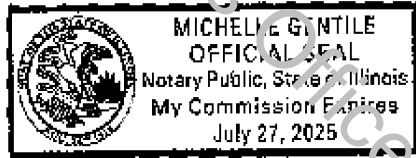
By: 
Name: Calvin D. Boender
Title: Manager

STATE OF ILLINOIS)
) ss
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify, that Calvin D. Boender, as manager of OLB, LLC, a Delaware limited liability company, 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 a free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and official seal,
this 31st day of January 2022.


Notary Public



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EXHIBIT A

Legal Description

A TRACT OF LAND COMPRISING PART OF THE WEST 12 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1753.50 FEET NORTH OF THE SOUTH LINE AND 82.25 FEET EAST OF THE WEST LINE OF SAID SECTION 33 (AS MEASURED ALONG A LINE PARALLEL WITH THE WEST LINE AND SOUTH LINE OF SAID SECTION) SAID POINT BEING ON THE EAST LINE OF HALSTED STREET AS ESTABLISHED BY PLAT OF HAZELWOOD CEMETERY, RECORDED JUNE 17, 1926 AS DOCUMENT 9311633; AND RUNNING THENCE EASTERLY PERPENDICULAR TO SAID EAST LINE OF HALSTED STREET, A DISTANCE OF 150 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE OF HALSTED STREET A DISTANCE OF 281.34 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF HOMEWOOD-THORNTON ROAD, SAID SOUTHERLY LINE BEING 33 FEET SOUTHERLY OF THE CENTER LINE OF SAID ROAD; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE OF HOMEWOOD-THORNTON ROAD A DISTANCE OF 166.58 FEET TO SAID EAST LINE OF HALSTED STREET AS ESTABLISHED BY PLAT OF HAZELWOOD CEMETARY; THENCE SOUTHERLY ALONG SAID EAST LINE A DISTANCE OF 208.88 FEET, TO THE POINT OF BEGINNING, (EXCEPTING THAT PORTION TAKEN BY CONDEMNATION IN CASE 86L51201), IN COOK COUNTY, ILLINOIS.

Address: 18101 S. Halsted Street, Homewood, Illinois 60430
PIN(S): 29-33-301-014-0000

Store #216

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EXHIBIT B Permitted Exceptions

1. Lease dated April 15, 2004, as amended, by and between Fannie Mae Confections, Inc., a Delaware corporation, as tenant, and OLB, LLC, as landlord.
2. Encroachment of fence located mainly on the Land and onto property South and adjoining by approximately .22 feet as disclosed by survey made by Gremley & Biedermann Inc., last revised November 21, 2001 as order No. 1011254.
3. Overhead wires located along the North and East portion of the premises and the cable wires located along the Southeasterly portion of the premises as depicted on the survey made by Gremley & Biedermann Inc., last revised November 21, 2001 as order No. 1011254.

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

State of Illinois

} ss.

County of DuPage

Jason A. Doran, attorney for seller _____, being duly sworn on oath, states that _____ he _____ resides at 524 Valley Forge Avenue, South Elgin, IL 60177. 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 in size which does not involve any new streets or easements of access.
3. The divisions 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 easements of 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 a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amending Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that _____ he _____ makes this affidavit for the purpose of inducing the Clerk's Office of Cook County Illinois, to accept the attached deed for recording.

Jason A. Doran
Attorney for seller

SUBSCRIBED and SWORN to before me

this 4th day of February, 2022

Brandi G. Tovar

