

UNOFFICIAL COPY

Owner Sunrise Plaza, Mount Prospect IL, LLC, a Delaware limited liability company
 Address 905 East Rand Road, Mount Prospect, Illinois
 Route Rand Road (U.S. Route 12), Central Road & Mount Prospect Road
 County Cook
 Job No. R-90-014-20
 Parcel No. OMS0007
 P.I.N. No. 03-35-307-010
 Section 17-00166-00-CH
 Station 243+49.77 to
 Station 243+87.77

Doc#. 2208204403 Fee: \$98.00
 Karen A. Yarbrough
 Cook County Clerk
 Date: 03/23/2022 12:19 PM Pg: 1 of 5
 Dec ID 20220201632168
 ST/CO Stamp 2-102-988-176

Return to:
 Wheatland Title Company
 105 W. Veterans Parkway, Yorkville, IL 60560

CBE-2020CO-18969.0

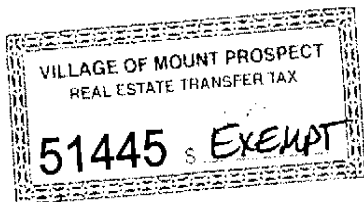
WARRANTY DEED
(Limited Liability Company) (Non-Freeway)

Sunrise Plaza, Mount Prospect IL, LLC, a Delaware limited liability company, a limited liability company organized and existing under and by virtue of the laws of the State of Delaware and duly authorized to do business under the Statutes of the State of Illinois, (Grantor), for and in consideration of Thirteen Thousand and 00/100's Dollars (\$13,000.00), receipt of which is hereby acknowledged, and pursuant to the authority given by the member(s) of said company, grants, conveys, and warrants to the Village of Mount Prospect, a municipal corporation (Grantee), the following described real estate:

See attached legal description

situated in the County of Cook, State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises."

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.



REAL ESTATE TRANSFER TAX

16-Mar-2022

		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00

03-35-307-010-0000 | 20220201632168 | 2-102-988-176

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Dated this 10th day of February, 2022.

Sunrise Plaza, Mount Prospect IL, LLC,
a Delaware limited liability company

Company Name

By: [Signature]

Signature

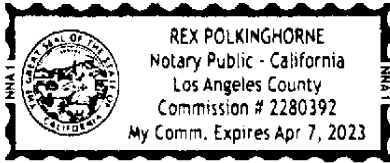
Edward S. Glazer, Manager

Print Name and Title

State of CALIFORNIA)
) ss
County of LOS ANGELES)

This instrument was acknowledged before me on FEBRUARY 10, 2022, by Edward S. Glazer, as Manager of Sunrise Plaza, Mount Prospect IL, LLC, a Delaware limited liability company.

(SEAL)



[Signature]
Notary Public

My Commission Expires: APR 7, 2023

Exempt under 35 ILCS 200/31-45(b), Real Estate Transfer Tax Law

Feb. 18, 2022

Date

[Signature] JAG

Buyer, Seller or Representative

This instrument was prepared by:

Mark D. Mathewson
Mathewson Right of Way Company
2024 Hickory Road, Suite 300
Homewood, IL 60430

Taxes and Grantee's Address

Village of Mount Prospect
50 S. Emerson Street
Mount Prospect, IL 60056

UNOFFICIAL COPY

ROUTE:	Rand Road (U.S. Route 12) & Central Avenue
SECTION:	17-00166-00-CH
COUNTY:	Cook
JOB NO.:	R-90-014-20
PARCEL NO.:	OMS0007
STATION:	243+49.77 to 243+87.77
INDEX NO.:	03-35-307-010

That part of Lot 1 in Sunrise Plat of Consolidation, being a subdivision in the Southwest Quarter of Section 35, Township 42 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded July 6, 2001 as document no. 0010597468 in Cook County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD 83 (2011 Adjustment), with a combined scale factor of 0.99996302, being described as follows:

Beginning at the southeasterly corner of said Lot 1; thence South 37 degrees 33 minutes 03 seconds West, 6.00 feet along the southerly line of said Lot 1 to a point on a line 6.00 feet southwesterly of and parallel with the northeasterly line of said Lot 1 (also being the southwesterly right-of-way line of Rand Road); thence northwesterly along said parallel line, being a 2178.46 foot radius curve, concave northeasterly an arc distance of 39.00 feet (the chord bears North 51 degrees 56 minutes 17 seconds West, 39.00 feet); thence North 38 degrees 34 minutes 29 seconds East, 6.00 feet to a point on said northeasterly line of Lot 1, being a 2172.46 foot radius curve, concave northeasterly, an arc distance of 38.89 feet (the chord bears South 51 degrees 46 minutes 17 seconds East, 38.89 feet) to the point of beginning.

Said parcel containing 0.005 acres or 234 square feet, more or less.

Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

Mark D. Mathewson, being duly sworn on oath, states that he resides at 2024 Hickory Road, Suite 300, Homewood, IL 60430 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 interests 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 amendatory 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. 80-116, 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 Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Mark Mathewson

SUBSCRIBED and SWORN to before me

this 2nd day of March, 2022.



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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.

Dated 3/2/22

Signature: *Mark Mathewson*
Grantor or Agent

Subscribed and sworn to before me
By the said Mark Mathewson
This 2nd day of March, 2022
Notary Public *Abigail Gallagher*

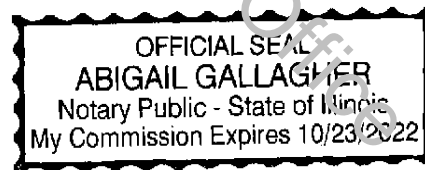


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated 3/2/22

Signature: *Mark Mathewson*
Grantee or Agent

Subscribed and sworn to before me
By the said Mark Mathewson
This 2nd day of March, 2022
Notary Public *Abigail Gallagher*



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 of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)