

UNOFFICIAL COPY

226C0034041PK
1 of 1

DEED



Doc# 2211047041 Fee \$57.00

RHSP FEE:\$9.00 PPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/20/2022 11:42 AM PG: 1 OF 4

After recording, return to:
Chicago Title Insurance Company
1030 West Higgins Road, Suite 200
Park Ridge, Illinois 60068
Attention: Roula Savakis

PINs:

02-15-203-003-0000, 02-15-203-004-0000,
02-15-203-005-0000, 02-15-203-007-0000,
02-15-203-009-0000, 02-15-203-010-0000,
02-15-203-011-0000

Address: 101 West Northwest Highway, Palatine,
Illinois 60067

The recording official is directed to return this
instrument or a copy to the above person.

STATE OF ILLINOIS

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§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COOK

SPECIAL WARRANTY DEED

FOR THE VALUABLE CONSIDERATION of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **BAJANAKI PROPERTIES, LLC**, an Illinois limited liability company ("**Grantor**"), hereby does GRANT, BARGAIN, SELL and CONVEY to **TRUE BLUE CAR WASH, LLC**, a Delaware limited liability company ("**Grantee**"), the real property situated in Cook County, Illinois described on Exhibit A attached hereto together with all buildings, structures, betterments, improvements and fixtures located thereon or appurtenant thereto, and all rights, interests, benefits, privileges, easements, tenements, hereditaments and appurtenances pertaining thereto, and all, right, title and interest of Grantor in and to all strips and gores and any land lying in the bed of any street, right-of-way, road or alley, open or proposed, adjoining such real property (collectively, the "**Property**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, 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, subject to the matters described in the attached Exhibit B to the extent the same are validly existing and applicable to the Property.

Grantee's address is 1255 W. Rio Salado Parkway, Suite 111, Tempe, Arizona 85281, Attention: Chief Financial Officer.

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Executed as of April 13th, 2022.

REAL ESTATE TRANSFER TAX

18-Apr-2022



COUNTY:	1,750.00
ILLINOIS:	3,500.00
TOTAL:	5,250.00

02-15-203-003-0000

| 20220401681727 | 0-229-534-608

GRANTOR:

BAJANAKI PROPERTIES, LLC,
an Illinois limited liability company

By: _____
 Name: John Karnezis
 Title: Manager

STATE OF ILLINOIS)

COUNTY OF COOK)

On this 13th day of April, 2022, before me, a Notary Public, personally appeared John Karnezis, as Manager of Bajanaki Properties, LLC, an Illinois limited liability company, who acknowledged that he/she executed the foregoing instrument for the purposes contained therein.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

 Notary Public

My Commission expires:



Mail Tax Bills to:
 True Blue Car Wash, LLC
 101 W Northwest Hwy
 Palatine, IL 60067

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EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF BLOCK 2 (EXCEPT THE NORTHERLY 19 FEET THEREOF) AND THE EAST 1/2 OF VACATED EASY STREET LYING NORTH OF THE NORTH LINE OF GILBERT AVENUE AND LYING SOUTHERLY OF A LINE 17 FEET SOUTHERLY OF AND PARALLEL TO THE SOUTHERLY LINE OF NORTHWEST HIGHWAY, ALL IN FRANK E. MERRILL AND COMPANY'S PALATINE HOMESITES BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 15 TOWNSHIP 42 NORTH EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF LOT 4 THAT IS 72 FEET SOUTH EASTERLY OF THE CENTERLINE OF VACATED EASY STREET. AS MEASURED ALONG THE SOUTHERLY LINE OF LOT 4 THAT IS 72 FEET SOUTH EASTERLY OF THE CENTERLINE OF VACATED EASY STREET, AS MEASURED ALONG THE SOUTHERLY LINE OF LOTS 4 AND 5 AND AN EXTENSION THEREOF; THENCE NORTH 19 DEGREES 27 MINUTES 15 SECONDS EAST AT RIGHT ANGELS TO THE LAST DESCRIBED COURSE FOR 130.42 FEET TO A POINT IN THE SOUTHERLY LINE OF THE NORTHERLY 19 FEET OF LOT 4; THENCE NORTH 70 DEGREES 31 MINUTES WEST ALONG THE SOUTHERLY LINE OF THE NORTHERLY 19 FEET OF LOTS 4 AND 5, FOR 83.08 FEET TO A POINT IN THE WEST LINE OF LOT 5 BEING THE EAST LINE OF VACATED EASY STREET; THENCE NORTH ALONG THE EAST LINE OF VACATED EASY STREET FOR 2.12 FEET TO A POINT IN THE SOUTHERLY LINE OF THE NORTHERLY 17 FEET OF LOT 5; THENCE NORTH 70 DEGREES 31 MINUTES WEST FOR 35 FEET TO A POINT IN THE CENTERLINE OF VACATED EASY STREET; THENCE SOUTH ALONG THE CENTERLINE OF VACATED EASY STREET FOR 145.80 FEET TO A POINT IN THE SOUTHERLY LINE OF THE NORTHERLY 5 FEET OF LOT 6, EXTENDED NORTHWESTERLY; THENCE SOUTH 70 DEGREES 32 MINUTES 45 SECONDS EAST ALONG AN EXTENSION OF THE SOUTHERLY LINE OF THE NORTHERLY 5 FEET OF LOTS 6 FOR 70.23 FEET; THENCE NORTH 19 DEGREES 27 MINUTES 15 SECONDS EAST FOR 5 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

PERMITTED ENCUMBRANCES

1. Covenants and restrictions established in declaration by George W. Limburg, recvr in case number 539153 in Superior Court of Cook County, Illinois dated July 20, 1942 and recorded August 28, 1942 as document 12948703.
2. Easement in favor of the Township of Palatine reserved on the Plat of said Subdivision recorded April 10, 1926 as document 9235994.
3. Plat of Easement recorded March 23, 1993 as document 93210516 for drainage and egress made by Harris Bank Hinsdale, as trustee under trust number L-1980.
4. Covenant dated August 22, 1988 and recorded August 29, 1988 as document 88392427 made between Marion Miller Smith, the Palatine Express Car Wash Inc. and the Village of Palatine, relating to Lot 6.
5. Village of Palatine ordinance o-153-96 recorded September 11, 1996 as document 96693604.
6. Terms, conditions and limitations contained in the "No Further Remediation Letters" issued by the Illinois Environmental Protection Agency dated March 24, 1998 and recorded March 26, 1998 as Document 98234996.
7. Terms, conditions and limitations contained in the no further remediation letter issued by the Illinois Environmental Protection Agency and recorded December 18, 2012 as Document 1235356000.