

UNOFFICIAL COPY

SPECIAL WARRANTY DEED Statutory (Illinois)

Doc#: 2211504393 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/25/2022 01:40 PM Pg: 1 of 3

Mail to:

Joel S. Hymen (212434)
Hymen & Blair, P.C.
1411 McHenry Rd., Suite 125
Buffalo Grove, IL 60089

Dec ID 20220401674393
ST/CO Stamp 1-991-979-920 ST Tax \$640.00 CO Tax \$320.00

Name & Address of Taxpayers:

7649 N. Milwaukee LLC
7649 N. Milwaukee Ave.
Niles, IL 60714

Above space for revenue stamps

Above space for recorder's use only

The Grantors, Milwaukee Sausage Links, LLC, an Illinois limited liability company as to Parcel 1, 1313 S. Brophy Ave., Park Ridge, IL 60068 and Milwaukee Deck Links, LLC, an Illinois limited liability company as to Parcel 2, 1313 S. Brophy Ave., Park Ridge, IL 60068, created and existing under and by virtue of the Laws of the State of Illinois, for consideration of the sum of Ten Dollars (\$10.00), in hand paid, and of other and valuable consideration, receipt of which is hereby duly acknowledged, Convey and Warrant to: 7649 N. Milwaukee LLC, an Illinois limited liability company, 7649 N. Milwaukee Ave., Niles, IL 60714, created and existing under and by virtue of the Laws of the State of Illinois, all interest in the following described real estate in the County of Cook and State of Illinois, to wit:

PLEASE SEE ATTACHED

SUBJECT TO: 2021 General real estate taxes not due and payable at time of closing; special assessments confirmed after contract date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

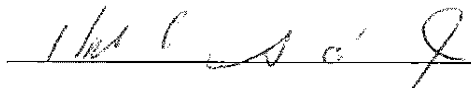
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Property Address: 7649 & 7651 N. MILWAUKEE AVE., NILES IL 60714

Permanent Index Numbers(s): 09-25-211-043-0000, 09-25-211-027-0000, 09-23-211-040-0000 & 09-25-211-051-0000

Dated this: April 8, 2022

MILWAUKEE SAUSAGE LINKS, LLC, an Illinois limited liability company

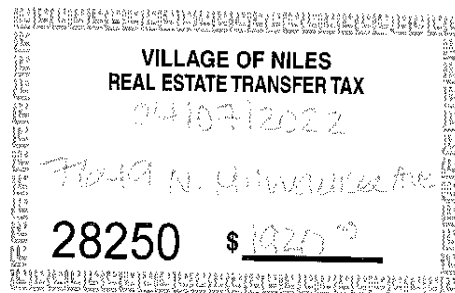
 (SEAL)

HERBERT O. SCHMEISSER, JR., MANAGER

MILWAUKEE DECK LINKS, LLC, an Illinois limited liability company

 (SEAL)
KLAY SCHMEISSER, MANAGER

 (SEAL)
ERIC SCHMEISSER, MANAGER



UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Herbert O. Schmeisser, Jr., personally known to me to be the Manager of Milwaukee Sausage Links, LLC, an Illinois limited liability company and Klay Schmeisser and Eric Schmeisser, personally know to me to be the Managers of Milwaukee Deck Links, LLC, an Illinois limited liability company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Managers, they signed, sealed and delivered the said instrument and caused the seal of said companies, their free and voluntary acts, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 8th day of April, 2022



Marc A. Ansani

Notary Public

THIS INSTRUMENT PREPARED BY:
Marc A. Ansani
1411 W. Peterson Ave., Suite 202,
Park Ridge, IL 60068

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Order No.: 22ST00816PK

For APN/Parcel ID(s): 09-25-211-051-0000, 09-25-211-043-0000, 09-25-211-027-0000 and
09-25-211-040-0000

PARCEL 1:

LOT 7 (EXCEPT THAT PART THEREOF LYING NORTHWESTERLY OF A LINE DESCRIBED AS BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT, AND RUNNING, THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT, 15.90 FEET SOUTHEASTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT 7) AND ALL OF LOTS 8, 9, 10, 34, AND THE SOUTH 10 FEET OF LOT 35 IN BLOCK 2 IN MILWAUKEE-HOWARD-HARLEM SUBDIVISION OF THAT PART OF LOTS 16, 17, AND 18 LYING EAST OF THE EAST LINE OF MILWAUKEE ROAD IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 OF THE NORTH EAST 1/4 AND THE NORTH 1/2 OF THE SOUTH EAST 1/4 AND THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART LYING WEST OF THE EAST LINE OF ROAD OF THE NORTH WEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND THE PUBLIC ALLEY ADJACENT, THERETO WHICH HAS BEEN VACATED.

PARCEL 2:

THOSE PARTS OF LOTS 6 AND 7 AND THE WESTERLY 1/2 OF THE VACATED ALLEY LYING NORTHEASTERLY OF AND ADJOINING SAID LOTS 6 AND 7 IN BLOCK 2 IN MILWAUKEE HOWARD HARLEM SUBDIVISION OF THAT PART OF LOTS 16 TO 18 LYING EAST OF THE EAST LINE OF MILWAUKEE ROAD IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 OF THE NORTH EAST 1/4 AND THE NORTH 1/2 OF THE SOUTH EAST 1/4 AND THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART LYING WEST OF ROAD OF THE NORTH WEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN: BEGINNING AT THE NORTH WEST CORNER (BEING THE MOST WESTERLY CORNER) OF SAID LOT 7, AND RUNNING THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT, 15.90 FEET SOUTHEASTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT 7 AND EXTENSION OF SAID LINE TO THE EASTERLY LINE OF THE WEST 1/2 OF SAID VACATED ALLEY; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF THE WESTERLY HALF OF SAID VACATED ALLEY, 19.86 FEET MORE OR LESS, TO A POINT 2.88 FEET NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF SAID LOT 6 EXTENDED NORTHEASTERLY; THENCE WESTERLY 9.12 FEET, MORE OR LESS, TO A POINT ON THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 8 FEET OF SAID LOT 6 EXTENDED NORTHEASTERLY, SAID POINT BEING 0.48 FEET NORTHEASTERLY OF THE NORTHEASTERLY LINE OF SAID LOT 6; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 8 FEET OF SAID LOT 6 AND EXTENSION THEREOF A DISTANCE OF 108.48 FEET TO A POINT IN THE SOUTH WESTERLY LINE OF SAID LOT 6; THENCE SOUTH EASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 6, A DISTANCE OF 8 FEET, TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.