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After recording mail to:



Send subsequent tax bills to:

Mission Investment Group, LLC
11777 San Vicente Blvd
Suite 606
Los Angeles CA 90049

Doc# 2211849004 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/28/2022 10:23 AM PG: 1 OF 3

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of April 4, 2022 between FARMER'S BEST NORTHLAKE BUILDING, LLC, an Illinois limited liability company with an address of 6420 W Fullerton Chicago, IL 60707, ("**Grantor**"), and MISSION INVESTMENT GROUP, LLC a California limited liability company with an address of 11777 San Vicente Blvd., Suite 606 Los Angeles, CA 90049 ("**Grantee**"). For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor REMISES, RELEASES, ALIENS AND CONVEYS to Grantee and to its successors and assigns, FOREVER, all interest in the following described Real Estate situated in Cook County, Illinois:

PARCEL 1:

LOT 2 IN THREE GOLF SUBDIVISION; BEING A RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MARCH 9, 2000 AS DOCUMENT NUMBER 00168214 IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A PERPETUAL, NON-EXCLUSIVE, RECIPROCAL EGRESS FOR THE BENEFIT OF PARCEL 1 AS EASEMENT

AGREEMENT RECORDED NOVEMBER 10, 1999 AS DOCUMENT NUMBER 09057750, DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF LOT 1 IN BRIAN PROPERTIES ADDITION AND THE EASTERLY RIGHT OF WAY OF ARLINGTON HEIGHTS ROAD, SAID LINE ALSO BEING THE EAST LINE OF PARCEL OAQ 0046 AS CONDEMNED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (CASE NO. 93L51010); THENCE SOUTH 88 DEGREES 23 MINUTES 05 SECONDS EAST ALONG THE NORTH LINE, 197.47 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREE 15 MINUTES 25 SECONDS EAST 268.24 FEET TO THE SOUTH

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RIGHT OF WAY LINE OF GOLF ROAD AND ALSO BEING THE SOUTH LINE OF SAID PARCEL OAQ 0045; THENCE SOUTH 88 DEGREES 46 MINUTES 25 SECONDS EAST ALONG SAID SOUTH LINE 21.50 FEET; THENCE 01 DEGREE 15 MINUTES 25 SECONDS WEST, 32.83 FEET; THENCE SOUTH 01 DEGREE 15 MINUTES 25 SECONDS WEST 111.80 FEET TO SAID NORTH LINE; THENCE NORTH 88 DEGREES 23 MINUTES 06 SECONDS WEST, 12.70 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A PERPETUAL NON-EXCLUSIVE STORM WATER AND DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY STORM WATER AND DRAINAGE EASEMENT AGREEMENT RECORDED NOVEMBER 10, 1999 AS DOCUMENT NUMBER 09057751 OVER AN UNDEFINED PORTION OF LOTS 1 AND 2 IN THE AFORESAID SUBDIVISION.

For informational purposes only, the land is known as:

3 East Golf Rd., Arlington Heights 60005

For informational purposes only, Real Estate Index numbers are

08-16-201-024-0000

SUBJECT TO: taxes and assessments for the year 2021 and all subsequent years; patent reservations; all covenants, conditions, restrictions, reservations, easements and declarations or other matters of record or to which reference is made in the public record; any and all conditions, easements, encroachments, rights-of-way, or restrictions which a physical inspection, or accurate survey, of the Property would reveal; and the applicable zoning and use regulations of any municipality, county, state, or the United States affecting the Property;

Notwithstanding any warranty which may otherwise be implied from the use of any word, phrase or clause herein, Grantor warrants title to the Property, subject to the matters referred to above, only against its own acts, but not the acts of any others.

(SIGNATURE PAGE FOLLOWS)

REAL ESTATE TRANSFER TAX		28-Apr-2022
	COUNTY:	3,200.00
	ILLINOIS:	6,400.00
	TOTAL:	9,600.00
08-16-201-024-0000 20220301669059 1-511-892-880		

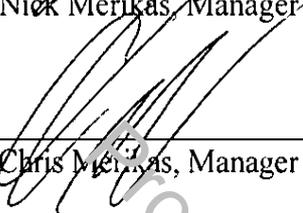
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IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

FARMER'S BEST NORTHLAKE BUILDING, LLC

By: 

Nick Merikas, Manager

By: 

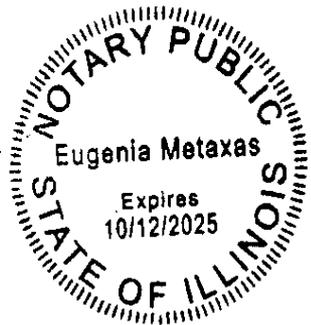
Chris Merikas, Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Nick Merikas and Chris Merikas**, personally known to me to be the Managers of FARMER'S BEST NORTHLAKE BUILDING, LLC, an Illinois limited liability company (the "Company"), 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 severally acknowledged that they signed and delivered the said instrument as such Managers of Company, as their free and voluntary act, and as the free and voluntary act and deed of said Company, as the Managers of the Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal as of April ^{3rd} 2022.

SEAL





Notary Public

This document was prepared by:

Law Offices of John Tsoutsias, PC
234 Waukegan Road
Glenview, IL 60025