

# UNOFFICIAL COPY

Doc#: 2214707407 Fee: \$98.00

Karen A. Yarbrough

✓ Cook County Clerk

Date: 05/27/2022 12:10 PM Pg: 1 of 5

**Return to:**

Jennifer Price  
Thompson Coburn LLP  
One US Bank Plaza  
St. Louis, MO 63101

Dec ID 20220401690932

ST/CO Stamp 1-409-253-264 ST Tax \$4,525.00 CO Tax \$2,262.50

**Name & Address of Taxpayer:**

Niles 001, LLC  
P.O. Box 140530  
Kansas City, MO 64114

## SPECIAL WARRANTY DEED

THE GRANTOR, 7230 Caldwell, LLC, an Illinois limited liability company, for and in consideration of \$10.00 and other good valuable consideration in hand paid, the receipt of which is hereby acknowledged, REMISE, RELEASE, ALIEN and CONVEY unto Niles 001, LLC, a Missouri limited liability company, GRANTEE, and to its successors and assigns, FOREVER the premises described as:

See Legal Description attached hereto as Exhibit "A"

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion, remainder, rents, issues and profits thereof, and all the estate, right, title interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, their heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to those matters set out in Exhibit "B" hereto and made a part hereof:

Address of the Property: 7230 North Caldwell  
Niles, Illinois 60714

Property Index Number: 10-30-402-029-0000

When Recorded Return To: LSV  
First American Title Insurance Company  
National Commercial Services  
1201 Walnut Street, Suite 700  
Kansas City, MO 64106  
File No: NCS 1106626A

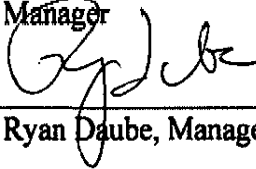
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Dated as of the 2nd day of May, 2022

7230 Caldwell, LLC, an Illinois limited liability company

By: DFK, LLC,  
an Illinois limited liability company

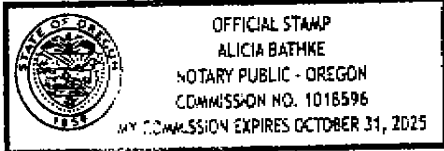
Its: Manager


By:   
Ryan Daube, Manager

Oregon AB  
STATE OF ILLINOIS )  
Marian AB ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public, in and or said county and State, do hereby certify that Ryan Daube, Manager of DFK, LLC, an Illinois limited liability company, the manager of 7230 Caldwell, LLC, an Illinois limited liability company, appeared before me this day in person and acknowledged that he signed said instrument, as his free and voluntary act and the free and voluntary act of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 01 day of April, 2022.



  
Notary Public

Prepared by: **Joey Waldman**  
Fisher Cohen Waldman Shapiro, LLP  
1247 Waukegan Road, Suite 100  
Glenview, Illinois 60025

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## EXHIBIT "A"

### Legal Description

#### PARCEL 1:

THAT PART OF LOT 1 IN KINZIE'S SUBDIVISION OF JANE MIRANDA'S RESERVATION IN TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 1; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, 240.00 FEET; THENCE NORTHEASTERLY ALONG A LINE 240.00 FEET SOUTHEASTERLY OF AND PARALLEL TO THE NORTHWESTERLY LINE OF SAID LOT 1, 176.69 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTHEASTERLY ALONG SAID LINE PARALLEL TO THE NORTHWESTERLY LINE OF SAID LOT 1, 492.94 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 1; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOT 1, 13.04 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF CALDWELL AVENUE AS PER DOCUMENT NUMBERS 11657313 TO 11657318; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE OF CALDWELL AVENUE, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2577.92 FEET TO THE POINT OF CURVE; THENCE CONTINUING SOUTHEASTERLY ON SAID WESTERLY LINE OF CALDWELL AVENUE 46.82 FEET TO THE NORTHWESTERLY LINE OF GROSS POINT ROAD, SAID NORTHWESTERLY LINE OF GROSS POINT ROAD BEING 33.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 1; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF GROSS POINT ROAD, TO A POINT 134.62 FEET NORTHEASTERLY OF THE INTERSECTION OF NORTHERLY LINE OF TOUHY AVENUE AND SAID NORTHWESTERLY LINE OF GROSS POINT ROAD; THENCE NORTHERLY 392.01 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THAT PART OF LOT 'B' LYING SOUTHEASTERLY OF THE NORTHEASTERLY EXTENSION OF SAID LOT 1, 240.00 FEET SOUTHEASTERLY OF AND PARALLEL TO THE NORTHWESTERLY LINE OF SAID LOT 1 IN KINZIE'S SUBDIVISION, AFORESAID, SAID LOT 'B' BEING IN THE SUBDIVISION OF ALL OF LOT 3 AND LOT 2 (EXCEPT THE EASTERLY HALF OF LOT 2 MEASURED FROM THE CENTER OF THE NORTH LINE OF SAID LOT 2 TO A POINT IN THE CENTER OF THE SOUTHEASTERLY LINE OF SAID LOT 2) IN THE RESUBDIVISION OF CALEDONIA PARK, BEING A SUBDIVISION OF THE FRACTIONAL EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF CALEDONIA ROAD (EXCEPT THE NORTH 30 ACRES THEREOF), IN COOK COUNTY, ILLINOIS.

#### PARCELS 1 AND 2 ABOVE ALSO BEING DESCRIBED AS FOLLOWS:

THAT PART OF LOT 1 IN KINZIE'S SUBDIVISION OF JANE MIRANDA'S RESERVATION TOGETHER WITH THAT PART OF LOT 'B' IN THE SUBDIVISION OF ALL OF LOT 3 AND LOT 2 (EXCEPT THE EASTERLY HALF OF LOT 2 MEASURED FROM THE CENTER OF THE NORTH LINE OF SAID LOT 2 TO A POINT IN THE CENTER OF THE SOUTHEASTERLY LINE OF SAID LOT 2) IN THE RESUBDIVISION OF CALEDONIA PARK, BEING SUBDIVISIONS IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 1; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE 240.00 FEET; THENCE NORTH 57 DEGREES 00 MINUTES 30 SECONDS EAST ALONG A LINE 240.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHWESTERLY LINE

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OF SAID LOT 1, A DISTANCE OF 176.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHEASTERLY ALONG SAID PARALLEL LINE 494.79 FEET TO THE WESTERLY LINE OF CALDWELL AVENUE PER DOCUMENT NUMBERS 11657313 TO 11657318; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE OF CALDWELL AVENUE, BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2577.92 FEET, A CHORD BEARING OF SOUTH 29 DEGREES 02 MINUTES 11 SECONDS EAST FOR AN ARC LENGTH OF 347.37 TO A POINT OF TANGENCY; THENCE SOUTH 32 DEGREES 53 MINUTES 48 SECONDS EAST ALONG SAID WESTERLY LINE OF CALDWELL AVENUE 46.81 FEET TO THE NORTHWESTERLY LINE OF GROSS POINT ROAD, SAID NORTHWESTERLY LINE OF GROSS POINT ROAD BEING 33.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 1; THENCE SOUTH 57 DEGREES 06 MINUTES 37 SECONDS WEST ALONG SAID NORTHWESTERLY LINE OF GROSS POINT ROAD, TO A POINT 134.62 FEET NORTHEASTERLY OF THE INTERSECTION OF NORTHERLY LINE OF TOLUAY AVENUE AND SAID NORTHWESTERLY LINE OF GROSS POINT ROAD; THENCE NORTH 33 DEGREES 03 MINUTES 23 SECONDS WEST 392.25 FEET TO THE POINT OF BEGINNING.

**Less and Except:**



That part of Parcel 1 as described in Warranty Deed recorded on October 3, 2008 as Documents No. 0827733056, in the Southeast Quarter of Section 30, Township 41 North, Range 13 East of the Third Principal Meridian, In Cook County, Illinois, bearings and distances are based in the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.999975381; described as follows:

Commencing at the Northwestern corner of said Parcel 1; thence along the Westerly line of said Parcel 1, South 33 degrees 03 minutes 22 seconds East, 389.92 feet to a line that is 2.00 feet Northwesternly of and parallel with the Northerly right of way line of Gross Point Road and the Point of Beginning; thence along said parallel line, North 57 degrees 07 minutes 41 seconds East, 174.80 feet; thence perpendicular to the last described line, South 32 degrees 52 Minutes 19 seconds East, 2.00 feet to said Northerly right of way line; thence along said Northerly line, South 57 degrees 07 minutes 41 seconds West, 174.79 feet to the Southwesternly corner of said Parcel 1; thence along the Westerly line of said Parcel 1, North 33 degrees 03 minutes 22 seconds West, 2.00 feet to the Point of Beginning.

Said parcel containing .008 acres or 350 feet, more or less.

Commonly known as: 7230 North Caldwell, Niles, Illinois 60714

Property Index Number: 10-30-402-029-0000

REAL ESTATE TRANSFER TAX		25-May-2022	
	COUNTY:	2,262.50	
	ILLINOIS:	4,525.00	
TOTAL:		6,787.50	
10-30-402-029-0000	20220401690932   1-409-253-264		

VILLAGE OF NILES REAL ESTATE TRANSFER TAX	
4/27/22	
7230 Caldwell	
28305	\$13,575.00

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## EXHIBIT "B"

### Permitted Exceptions

1. Taxes for 2021, first half paid, 2<sup>nd</sup> half not yet payable, not yet delinquent. Taxes for 2022, none now due and payable.
2. Agreement made by and between W. W. Grainger, Inc. (Licensor) and American Hospital Supply Corporation (Licensee) recorded March 15, 1982 as Document No. 26172115, and the terms and conditions contained therein.
3. Temporary Construction Easement between 7239 Caldwell, LLC (Grantor) and the People of the State of Illinois, Department of Transportation (Grantee) recorded April 5, 2022 as Document No. 2209542055.
4. Tenant's Release of Lease and Consent to Temporary Construction Easement between AFN, LLC (Tenant) and 7230 Caldwell, LLC (Property Owner).
5. Lease Agreement dated 11/12/17 between AFN, LLC and 7230 Caldwell, LLC.

Property of Cook County Clerk's Office