

220298400216

UNOFFICIAL COPY

PREPARED BY:

Thomas A. O'Donnell, Jr.
1250 South Grove Avenue, Suite 300
Barrington, IL 60010-5066



Doc# 2215125018 Fee \$82.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/31/2022 12:39 PM PG: 1 OF 5

MAIL TAX BILL TO:

Dundee Properties, LLC
5839 Sebastian Place, Ste 102
San Antonio, Texas 78249

MAIL RECORDED DEED TO:

Dundee Properties, LLC
5839 Sebastian Place, Ste 102
San Antonio, Texas 78249

1068

WARRANTY DEED - LIMITED LIABILITY COMPANY TO INDIVIDUAL

(Illinois)

THE GRANTOR(S), Don-A-Bar, LLC, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Member(s) of said Limited Liability Company, party of the first part, CONVEYS and WARRANT(S) to Dundee Properties, LLC, an Illinois limited liability company, of 5839 Sebastian Place, Ste 102, San Antonio, Texas 78249, party of the second part, the following described Real Estate, situated in the County of COOK, in the State of Illinois, to wit:

See attached Exhibit A, Legal Description

~~The property addresses and permanent index numbers listed herein are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.~~

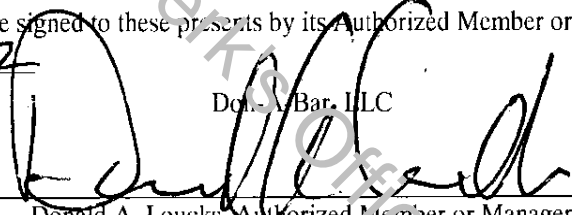
THIS IS NOT HOMESTEAD PROPERTY. **AKA DUNRAN CORPORATION

Permanent Tax Number: 02-12-101-007-0000, 02-12-101-008-0000, 02-12-101-009-0000, 02-12-101-027-0000, 02-12-101-028-0000

Commonly known as: 973, 975, & 1597 N Rand Road, and 987 Dundee Road, Palatine IL 60074

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Authorized Member or Manager this 20th day of APRIL, 2022

Don-A-Bar, LLC

By 
Donald A. Loucks, Authorized Member or Manager

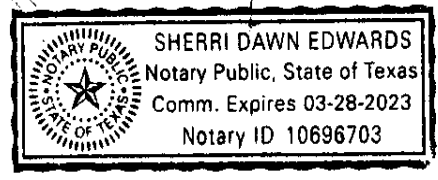
STATE OF TEXAS

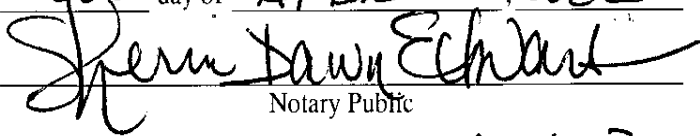
COUNTY OF BASTROP

SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Donald A. Loucks, personally known to me to be the Authorized Member or Manager of Don-A-Bar, LLC, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Authorized Member or Manager, he/she signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Authorized Member or Manager, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 20th day of APRIL, 2022




Notary Public

My commission expires: 03-28-2023

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Don-A-Bar, LLC

By Barbara A. Laux
Barbara A. Laux, Authorized Member or Manager

STATE OF MICHIGAN

SS

COUNTY OF Ottawa

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Barbara A. Laux, personally known to me to be the Authorized Member or Manager of Don-A-Bar, LLC, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Authorized Member or Manager, he/she signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Authorized Member or Manager, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 18th day of April, 2022

[Signature]
Notary Public

DERRICK COLEMAN
NOTARY PUBLIC - MICHIGAN
OTTAWA COUNTY
MY COMMISSION EXPIRES 06/23/2026
ACTING IN OTTAWA COUNTY

My commission expires: 06/23/26

REAL ESTATE TRANSFER TAX 20-May-2022



COUNTY: 1,500.00
ILLINOIS: 3,000.00
TOTAL: 4,500.00

02-12-101-007-0000

| 20220501604013 | 0-867-950-480

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit A Legal Description

PARCEL 1:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID NORTHWEST QUARTER, 605.70 FEET EAST OF THE NORTHWEST CORNER THEREOF, SAID POINT OF BEGINNING BEING ALSO THE INTERSECTION OF THE CENTERLINE OF RAND ROAD AND DUNDEE ROAD; THENCE EAST ALONG SAID NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 12, A DISTANCE OF 376 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE WHICH MAKES AN ANGLE OF 60 DEGREES, 09 MINUTES AS MEASURED FROM WEST TO SOUTHWEST, 270.70 FEET TO A POINT IN THE CENTERLINE OF SAID RAND ROAD; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID RAND ROAD, 336.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, (EXCEPT THOSE PARTS OF RAND ROAD AND DUNDEE ROAD TAKEN OR USED FOR HIGHWAY PURPOSES).

For information only:

973 Rand Road, Palatine, Illinois 60074

PIN: 02-12-101-007; and 02-12-101-008 (part)

PARCEL 2:

THAT PART OF THE NORTHWESTERLY 17 FEET (AS MEASURED ALONG THE CENTERLINE OF RAND ROAD) OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID NORTHWEST QUARTER, 981.70 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, BEING ALSO THE CENTERLINE OF DUNDEE ROAD, 185.50 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED COURSE OF 62 DEGREES AND 45 MINUTES AS MEASURED FROM WEST TO SOUTHWEST, 410.50 FEET TO A POINT IN THE CENTERLINE OF RAND ROAD; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF RAND ROAD, 185.50 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE WHICH MAKES AN ANGLE OF 104 DEGREES AND 21 MINUTES AS MEASURED FROM SOUTHEAST TO EAST AND NORTHEAST, 270.70 FEET TO THE PLACE OF BEGINNING, (EXCEPTING THEREFROM THAT PART LYING NORTHEASTERLY OF A LINE DRAWN FROM A POINT ON THE EASTERLY LINE OF THE ABOVE DESCRIBED PREMISES, 175 FEET SOUTHWESTERLY OF THE CENTERLINE OF DUNDEE ROAD, TO A POINT ON THE WESTERLY LINE OF AFORESAID PREMISES, 117 FEET SOUTHWESTERLY OF SAID CENTERLINE OF DUNDEE ROAD AND ALSO EXCEPTING THEREFROM THAT PART TAKEN FOR RAND ROAD), IN COOK COUNTY, ILLINOIS.

For information only:

975 Rand Road, Palatine, Illinois 60074

PIN: 02-12-101-009 (part)

PARCEL 3:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID NORTHWEST QUARTER, 981.70 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, BEING ALSO ALONG THE CENTERLINE OF DUNDEE ROAD, 185.50 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED COURSE OF 62 DEGREES AND 45 MINUTES AS MEASURED FROM WEST TO SOUTHWEST, 410.50 FEET TO A POINT IN THE CENTERLINE OF RAND ROAD; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF RAND ROAD, 185.50 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE WHICH MAKES AN ANGLE OF 104 DEGREES AND 21 MINUTES AS MEASURED FROM SOUTHEAST TO EAST AND NORTHEAST, 270.70 FEET TO THE PLACE OF BEGINNING, (EXCEPTING THEREFROM THAT PART LYING NORTHEASTERLY OF A LINE DRAWN FROM A POINT ON THE EASTERLY LINE OF THE ABOVE DESCRIBED PREMISES, 175 FEET SOUTHWESTERLY OF THE CENTERLINE OF DUNDEE ROAD, TO A POINT ON THE WESTERLY LINE OF AFORESAID PREMISES, 117 FEET SOUTHWESTERLY OF SAID CENTERLINE OF DUNDEE ROAD AND ALSO EXCEPTING THE NORTHWESTERLY 17 FEET AS MEASURED ALONG THE CENTERLINE OF RAND ROAD AND ALSO EXCEPTING THEREFROM THAT PART TAKEN FOR RAND ROAD), IN COOK COUNTY, ILLINOIS.

For information only:

975 Rand Road, Palatine, Illinois 60074

PIN: 02-12-101-009 (part)

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PARCEL 4:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID NORTHWEST QUARTER, 981.70 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, BEING ALSO ALONG THE CENTERLINE OF DUNDEE ROAD, 185.50 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE WHICH MAKES AN ANGLE WITH THE LAST DESCRIBED COURSE OF 62 DEGREES AND 45 MINUTES AS MEASURED FROM WEST TO SOUTHWEST, 410.50 FEET TO A POINT IN THE CENTERLINE OF RAND ROAD; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF RAND ROAD, 185.50 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE WHICH MAKES AN ANGLE OF 104 DEGREES AND 21 MINUTES AS MEASURED FROM SOUTHEAST TO EAST AND NORTHEAST, 270.70 FEET TO THE PLACE OF BEGINNING, (EXCEPTING THEREFROM THAT PART LYING SOUTHWESTERLY OF A LINE DRAWN FROM A POINT ON THE EASTERLY LINE OF THE ABOVE DESCRIBED PREMISES, 175 FEET SOUTHWESTERLY OF THE CENTERLINE OF DUNDEE ROAD, TO A POINT ON THE WESTERLY LINE OF AFORESAID PREMISES, 117 FEET SOUTHWESTERLY OF SAID CENTERLINE OF DUNDEE ROAD AND ALSO EXCEPTING THEREFROM THAT PART TAKEN FOR DUNDEE ROAD), IN COOK COUNTY, ILLINOIS.

For information only:

975 Rand Road, Palatine, Illinois 60074

PIN: 02-12-101-008 (part)

PARCEL 5:

THAT PART OF LOT 1 OF FREMD FIRST ADDITION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 12, 1957 AS DOCUMENT NUMBER 16928705 IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID NORTHWEST QUARTER, 1167.20 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER, BEING ALSO ALONG THE CENTERLINE OF DUNDEE ROAD, 207.41 FEET; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1, 542.84 FEET TO A POINT IN THE CENTERLINE OF RAND ROAD (SAID POINT BEING 622.0 FEET SOUTHEASTERLY OF THE INTERSECTION OF THE CENTERLINE OF RAND ROAD AND DUNDEE ROAD, BEING ON SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 12); THENCE NORTHWESTERLY ALONG SAID CENTERLINE OF RAND ROAD, 100.00 FEET; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, 410.50 FEET TO THE PLACE OF BEGINNING, (EXCEPTING THEREFROM THAT PART OF DUNDEE ROAD AND RAND ROAD HERETOFORE DEDICATED AND OR TAKEN OR USED FOR HIGHWAY PURPOSES), IN COOK COUNTY, ILLINOIS.

For information only:

1597 N. Rand Road, Palatine, Illinois 60074

PIN: 02-12-101-027

-and-

987 Dundee Road, Palatine, Illinois 60074

PIN: 02-12-101-028

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PLAT ACT AFFIDAVIT

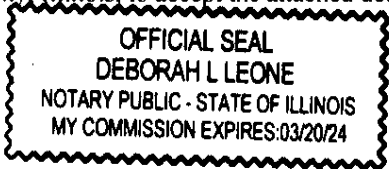
STATE OF ILLINOIS)
COUNTY OF Cook) SS

Don-A-Bar, LLC, by Thomas A. O'Donnell,
being duly sworn on oath, states that he/she
resides at 1250 S. Grove Ave., Ste 300
Barrington, IL 60010

and that the attached deed or lease is not in violation of the Illinois Plat Act for one of the following reasons (CIRCLE NUMBER BELOW THAT IS APPLICABLE TO ATTACHED DEED OR LEASE):

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
2. The division of lots or blocks of less than 1 acre in any recorded subdivision, which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access.
5. The conveyance of land owned by a railroad or other public utility, which does not involve any new streets or easements of access.
6. 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 public use.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land 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, provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

Affiant further states that he/she makes this affidavit for the purpose of inducing the Recorder of Cook County, Illinois, to accept the attached deed for recording.



[Signature]
Signature of Affiant

Subscribed and sworn to before me this

3 day of May 2022
Day Month Year

[Signature]
Notary Public