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Doc#. 2217442131 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/23/2022 11:50 AM Pg: 1 of 4

**THIS INSTRUMENT WAS
PREPARED BY:**
Stefanie K. Day
Napleton Automotive Group
1 Oakbrook Terrace, Ste. 600
Oakbrook Terrace, IL 60181

Dec ID 20220601654953
ST/CO Stamp 0-317-024-336 ST Tax \$815.00 CO Tax \$407.50

AFTER RECORDING

MAIL TO:

David Sweis
Sweis Law Firm, P.C.
1431 Opus Place, Suite 110
Downers Grove, IL 60515

SEND SUBSEQUENT TAX

BILLS TO:

Mohammad Eid
6633 99th Street
Chicago Ridge, IL 60415

SPECIAL WARRANTY DEED

EFN CHICAGO RIDGE PROPERTY, LLC, an Illinois limited liability company, hereinafter referred to as GRANTOR, having a principal place of business located at 1 Oakbrook Terrace, Suite 600, Oakbrook Terrace, Illinois 60181, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration in hand paid by **6633 PROPERTY LLC**, an Illinois limited liability company, hereinafter referred to as GRANTEE, having a principal place of business located at 6633 W. 99th Street, Chicago Ridge, Illinois 60415, the receipt and sufficiency of such consideration being hereby acknowledged, **DOE** REMISE, RELEASE, ALIEN and CONVEY unto Grantee and its successors and assigns, forever, all of Grantor's right, title and interest in and to that certain parcel of land located in Cook County, Illinois and legally described in Exhibit A attached hereto, together with all buildings, improvements and fixtures located thereon owned by Grantor as of the date hereof and all right, title and interest that Grantor may have in and to all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title and interest in and to all rights-of-way, alleys, easements, strips or gores of land adjacent thereof (herein collectively called the "Real Property").

TO HAVE AND TO HOLD the Real Property, together with all and singular the rights and appurtenances thereof, to the same being, belonging, or in anywise appertaining, unto Grantee, its successors and assigns, forever, in fee simple. AND THE SAID Grantor, its successors and assigns, hereby agrees to warrant and forever defend the right and title to Property, subject to the matters set forth on Exhibit B attached hereto and made a part hereof, unto the Grantee, its successors and assigns, against all claims of all persons owning, holding and claiming by, through or under the Grantor, but not otherwise.

THIS IS NOT HOMESTEAD PROPERTY.

[signature on following page]

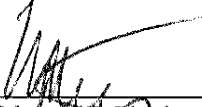
Chicago Title

22055157LPE
1053

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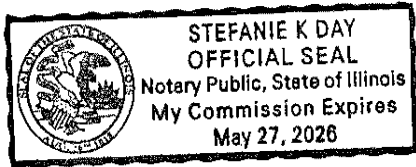
IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal, this 17th day of June, 2022.

EFN CHICAGO RIDGE PROPERTY, LLC



By: Edward F. Napleton, Manager

STATE OF ILLINOIS, COUNTY OF DUPAGE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Edward F. Napleton, Manager of EFN Chicago Ridge Property, LLC, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Given under my hand and official seal,
this 17th day of June, 2022.

 (Notary Public)

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOTS 7 TO 10 IN THE SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 1957 AS DOCUMENT 17035688, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 19 TO 28 IN BLOCK 16 IN DEARBORN HEIGHTS, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

6633 W. 99th Street and 6650 W. 99th Street, Chicago Ridge, IL 60415

PINs: 24-07-215-063-0000 & 24-07-215-064-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

1. All taxes for the years 2021 and 2022 and subsequent years, not yet due and payable.
2. A 10-foot public utility easement over the South 10 feet of the land as shown on the Plat of Subdivision recorded as Document No. 17035688. (Affects parcel 1)
3. Possible utility and quasi-utility easements for overhead wires, electric control box, catch basins, gas valve vault, gas valve box, sanitary sewer manhole as referenced on survey prepared by Andrzej F. Spiewak, Project No. 145-22 dated June 16, 2022. (As to Parcel 1)
4. Encroachment of the fence over and onto the property west and adjoining by approximately 0.20', south and adjoining by approximately 0.10' to 0.11' and east and adjoining by approximately 0.30' to 0.79 feet as referenced on survey prepared by Andrzej F. Spiewak, Project No. 145-22 dated June 16, 2022. (As to Parcel 2)

Property of Cook County Clerk's Office