

22ST01159AK

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SPECIAL WARRANTY DEED Statutory (Illinois)

Doc#: 2224501239 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/02/2022 03:34 PM Pg: 1 of 3

Mail to:
Vytenis Lietuvninkas
Attorney at Law
4536 West 63rd
Chicago, IL 60629

Dec ID 20220801615545
ST/CO Stamp 0-997-497-424 ST Tax \$645.00 CO Tax \$322.50

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 Grantor, Milwaukee Deck Links, LLC, an Illinois limited liability company, of 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: Maxma Core LLC, an Illinois limited liability company, of 7639 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.

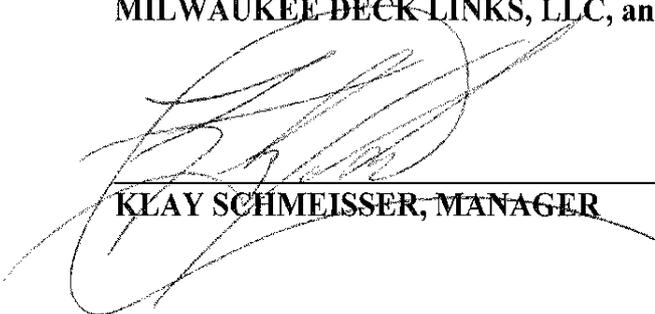
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Property Address: 7639 N. MILWAUKEE AVE., NILES IL 60714

Permanent Index Numbers(s): 09-25-211-046-0000

Dated this: August 26, 2022

MILWAUKEE DECK LINKS, LLC, an Illinois limited liability company



KLAY SCHMEISSER, MANAGER (SEAL)

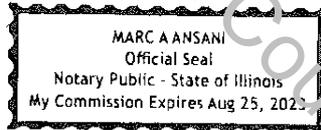
VILLAGE OF NILES
REAL ESTATE TRANSFER TAX
8/25/22
7639 Milwaukee
28584 \$1,935.00

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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 Klay Schmeisser, personally know to me to be the Manager of Milwaukee Deck Links, LLC, an Illinois limited liability 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 acknowledged that as such Manager, he signed, sealed and delivered the said instrument and caused the seal of said company, his free and voluntary acts, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 26th day of August, 2022



Marc A. Ansani

Notary Public

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

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The Land is described as follows:

PARCEL 1: LOTS 11 AND 12 (EXCEPT THE SOUTHEASTERLY 2 1/4 INCHES THEREOF) 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 NORTHEAST 1/4 AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 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 NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 GRANTED BY MILWAUKEE SAUSASAGE LINKS LLC IN THAT MUTUAL EASEMENT FOR INGRESS AND EGRESS AND AGREEMENT FOR USAGE AND MAINTENANCE OF SAID EASEMENT RECORDED APRIL 4, 2022 AS DOCUMENT NO. 2209415049 OVER LANDS THEREIN DESCRIBED.

ADDRESS: 7639 N. Milwaukee Avenue, Niles, Illinois 60714

PIN: 09-25-211-046

Property of Cook County Clerk's Office