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PREPARED BY:

John E. O'Connor, III
Drost Kivlahan McMahon
& O'Connor LLC
11 S. Dunton Ave.
Arlington Heights, IL 60005
Email: joconnor@dkmolaw.com



Doc# 2226322015 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/20/2022 10:19 AM PG: 1 OF 5

WHEN RECORDED RETURN TO:

FIVF-III-IL1 LLC
Attention: Jordan Kovalsky
c/o Faropoint Ventures
5519 N. Cumberland Ave., Ste. 1001
Chicago, IL 60656
Email: jordan@faropoint.com

MAIL TAX STATEMENTS TO:

FIVF-III-IL1 LLC
Attention: Jordan Kovalsky
c/o Faropoint Ventures
5519 N. Cumberland Ave., Ste. 1001
Chicago, IL 60656
Email: jordan@faropoint.com

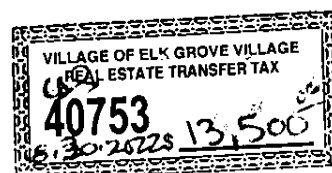
SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH THAT BEJ ESTES, LLC, an Illinois limited liability company, whose address is 1655 Busse Road, Elk Grove Village, IL 60007 ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt, adequacy and sufficiency of which is hereby acknowledged, by these presents does **GRANT, BARGAIN AND SELL** unto **FIVF-III-IL1 LLC** a Delaware limited liability company, whose address is 5519 N. Cumberland Avenue, Suite 1001, Chicago, IL 60656 ("Grantee"), the following described real property located in the County of Cook, State of Illinois and legally described as follows:

See Legal Description attached hereto as **Exhibit A** and hereby made a part hereof.

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





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And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that said property against all persons lawfully claiming, or to claim the same, by through and under Grantor, but not otherwise, Grantor will **WARRANT AND DEFEND**, said premises against all persons lawfully claiming, or to claim the same, subject only to those matters listed on Exhibit B attached hereto and made a part hereof.

Permanent Index Number: 08-34-100-015-0000

Common Address: 955 Estes Ave., Elk Grove Village, Illinois 60007

[Signature Page Follows]

REAL ESTATE TRANSFER TAX		20-Sep-2022
	COUNTY:	2,250.00
	ILLINOIS:	4,500.00
	TOTAL:	6,750.00
08-34-100-015-0000 20220901642338 1-456-887-376		

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of this 30 day of August, 2022.

BEJ Estes, LLC, an Illinois limited liability company

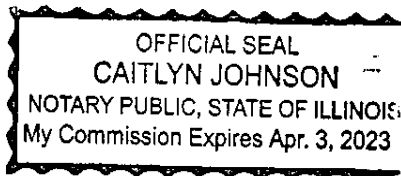


Name: Eddie Susanto
Its: Manager

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Eddie Susanto, personally known to me to be the Manager of BEJ Estes, 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 they signed and delivered the said instrument as their free and voluntary act, 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 official seal, this 30 day of August, 2022.



Notary Public

My Commission expires:

4/3/23

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Exhibit A
Legal Description

Permanent Index Numbers: 08-34-100-015-0000

Commonly known as: 955 Estes Avenue, Elk Grove Village, IL 60007

LOT 109 IN CENTEX INDUSTRIAL PARK UNIT 77, BEING A SUBDIVISION IN SECTION 34, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Exhibit B Exceptions

1. General taxes and assessments for second installment of 2021 and 2022 and subsequent years which are not yet due and payable.
2. Building lines, easements for public utilities, water, drainage, incidental purposes, and the provisions therein contained in the plat recorded March 25, 1968 as Document Number 20439802.

Property of Cook County Clerk's Office