

# UNOFFICIAL COPY

FIDELITY NATIONAL TITLE

CH22004353

3 OF 3



\*2227628063D\*

## JUDICIAL SALES DEED

Doc# 2227628063 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/03/2022 11:39 AM PG: 1 OF 12

THIS INDENTURE, made this 7<sup>th</sup> day of September, 2022, between **Lloyd Berry**, not individually but as court appointed Receiver ("Seller"), in that matter captioned PNC Bank v. 9362 Joint Venture, LLC, Case No 17 CV 5020 (the "Grantor") and **Lippy, LLC**, an Illinois limited liability company (the "Grantee"), WITNESSETH, that the 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 by the Grantee, the receipt whereof is hereby acknowledged, by these presents does **HEREBY GRANT, TRANSFER AND CONVEY** unto the Grantee, and to their successors and assigns, **FOREVER**, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

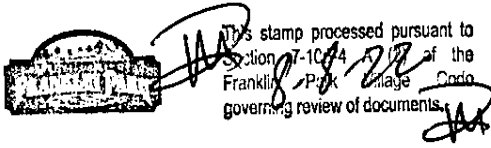
### SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the GRANTEE, its successors and assigns forever.

Subject to: Permitted Exceptions listed as Exhibit "B", general real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

Permanent Index Numbers: 12-27-123-083-0000; 12-27-123-106-0000; 12-27-123-154-0000;  
 12-27-123-144-0000; 12-27-123-156-0000; 12-27-123-157-0000;  
 12-27-123-158-0000; 12-27-301-004-0000; 12-27-301-012-0000;  
 12-27-301-013-0000; 12-27-301-015-0000

COMMONLY KNOWN AS: 9350-62 W. Grand Avenue, Franklin Park, IL 60131



REAL ESTATE TRANSFER TAX		20-Sep-2022
COUNTY:		432.50
ILLINOIS:		865.00
TOTAL:		1,297.50

12-27-123-083-0000 | 20220901643559 | 0-863-344-208

S N  
 P R  
 S Y  
 SC  
 INT JP

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IN WITNESS WHEREOF, said party of the first part has executed this Judicial Sales Deed as of the day and year first above written.

Lloyd Berry, not individually, but as Court appointed Receiver and Sales Officer, in that matter captioned PNC Bank v. 9362 Joint Venture, LLC, Case No 17 CV 5020

Name: *Lloyd Berry*  
Title: Court Appointed Receiver and Sales Officer

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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STATE OF ILLINOIS )  
 )  
COUNTY OF Cook ) SS  
 )

I, Elizabeth Krentz, a Notary Public in and for said County in the State aforesaid, do hereby certify that **LLOYD BERRY, not individually, but as court appointed Receiver**, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he is duly authorized to sign and deliver said instrument of his own free and voluntary act and pursuant to Order entered in the case captioned **PNC Bank v. 9362 Joint Venture, LLC**, Case No 17 CV 5020, authorizing **LLOYD BERRY** to execute this Deed, for the uses and purposes therein set forth.

Given under my hand and seal this 7<sup>th</sup> day of September, 2022.

Elizabeth Krentz  
Notary Public

My Commission expires 12/27/25

THIS INSTRUMENT WAS PREPARED BY:  
Matthew L. Hendricksen, Esq.  
Plunkett Cooney, P.C.  
221 N. LaSalle Street, Suite 3500  
Chicago, IL 60601



~~AFTER RECORDING MAIL TO:~~  
After Recording Return To:  
Fidelity National Title (RLC)  
8200 W. 185<sup>th</sup> Street,  
Tinley Park, IL 60477

~~Grantees Address~~  
SEND SUBSEQUENT TAX BILLS TO:

Lippy, LLC  
c/o David Dickens  
1177 S. Grace Street  
Lombard, IL 60148

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## EXHIBIT A

### LEGAL DESCRIPTION

PARCEL 1: PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO A PART OF LOTS 1 TO 9 BOTH INCLUSIVE, PART OF LOT 11, ALL OF LOTS 12 AND 13 AND PART OF LOT 14 IN BLOCK 2, TOGETHER WITH PART OF THE VACATED 16.0 FOOT ALLEY IN SAID BLOCK 2; PART OF VACATED CHERRY STREET; PART OF LOTS 1 TO 8 BOTH INCLUSIVE IN BLOCK 1, PART OF THE WEST 1/2 OF VACATED LOMBARD STREET, ALL OF THE ABOVE IN WEEK'S SUBDIVISION OF ALL OF BLOCKS 1, 2, AND 3, EXCEPT THE SOUTH 66 FEET OF SAID BLOCK 3, AND THAT PART OF BLOCKS 11, 12 AND 13 LYING WEST OF THE WISCONSIN CENTRAL RAILROAD, THE SOUTH 476.1 FEET; MORE OR LESS OF BLOCK 4, AND THAT PART OF THE SOUTH 398.0 FEET, MORE OR LESS OF BLOCK 10 LYING WEST OF SAID RAILROAD, ALL IN RIVER PARK, BEING A SUBDIVISION OF PART OF THE LAFRAMBOISE RESERVATION AND A PART OF THE NORTH 1/2 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF LOT 1 IN BLOCK 2, IN SAID WEEK'S SUBDIVISION, 67.84 FEET WEST OF THE NORTH EAST CORNER OF SAID LOT 1, SAID POINT BEING 10.0 FEET WEST OF THE CENTER LINE OF A CURVED RAILROAD TRACK; THENCE SOUTH ALONG A CURVED LINE, CONCAVE TO THE EAST, HAVING A RADIUS OF 460.8 FEET, AN ARC DISTANCE OF 103.74 FEET, THE CHORD OF SAID CURVED LINE FORMING AN ANGLE OF 85 DEGREES 53 MINUTES WITH THE NORTH LINE OF AFORESAID LOT 1, AS MEASURED FROM EAST TO SOUTH, SAID POINT BEING 10.0 FEET WESTERLY OF THE CENTER LINE OF AFORESAID CURVED RAILROAD TRACK; THENCE SOUTHERLY ALONG A CURVED LINE, CONCAVE TO THE NORTH EAST, HAVING A RADIUS OF 575.09 FEET; AN ARC DISTANCE OF 91.00 FEET; THENCE SOUTH EASTERLY, ALONG A CURVED LINE, CONCAVE TO THE NORTH EAST HAVING A RADIUS OF 1710.32 FEET; AN ARC DISTANCE OF 188.06 FEET TO A POINT IN THE EAST LINE OF THE WEST 1/2 OF VACATED LOMBARD STREET, SAID POINT BEING 10.0 FEET SOUTHWESTERLY OF THE AFORESAID CURVED RAILROAD TRACK; THENCE SOUTH ALONG THE SAID EAST LINE OF THE WEST 1/2 OF VACATED LOMBARD STREET, 275.16 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 27, THENCE WEST ALONG SAID SOUTH LINE 100.33 FEET; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF SAID SOUTHWEST 1/4 OF SECTION 27, 91.34 FEET TO THE NORTH LINE OF GRAND AVENUE; THENCE WESTERLY ALONG THE NORTHERLY LINE OF GRAND AVENUE 22.35 FEET TO A POINT ON THE WEST WALL OF A BRICK BUILDING; THENCE NORTH ALONG A LINE THAT FORMS AN ANGLE OF 98 DEGREES 17 MINUTES 08 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE, BEING ALONG THE WEST WALL OF AN EXISTING BUILDING, 196.47 FEET; THENCE CONTINUING NORTHERLY ALONG A LINE THAT FORMS AN ANGLE OF 179 DEGREES 54 MINUTES 51 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE, 395.03 FEET; THENCE NORTHERLY ALONG A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 625.09 FEET, AN ARC DISTANCE OF 137.10 FEET TO A POINT IN THE NORTH LINE OF LOT 1 IN BLOCK 2, IN AFORESAID WEEK'S SUBDIVISION, SAID POINT BEING 10.0 FEET EAST OF THE CENTERLINE OF AFORESAID CURVED RAILROAD TRACK; THENCE EAST ALONG THE NORTH LINE OF LOT 1 IN BLOCK 2 IN WEEK'S SUBDIVISION, 5.23 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PARCEL 2: THAT PART OF THE SOUTH 1/2 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF SECTION 27 AND 100 FEET EAST OF A STONE MONUMENT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 27 THENCE SOUTH WITH AN INTERIOR ANGLE MEASURED FROM EAST TO SOUTH OF 89 DEGREES 50 MINUTES AND 40 SECONDS A DISTANCE OF 91.34 FEET TO AN IRON PIPE ON THE NORTH LINE OF GRAND AVENUE THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF GRAND AVENUE A DISTANCE OF 101.97 FEET MORE OR LESS TO THE CENTER LINE OF LOMBARD AVENUE (NOW VACATED) PRODUCED THENCE NORTH ON THE CENTER LINE OF LOMBARD AVENUE (NOW VACATED) PRODUCED FOR A DISTANCE OF 104.4 FEET MORE OR LESS TO AN IRON PIPE ON THE NORTH LINE OF THE SOUTH 1/2 OF SECTION 27, THENCE WEST ON THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 27 A DISTANCE OF 100.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3: PART OF LOTS 1 TO 9 BOTH INCLUSIVE AND PART OF LOT 14 IN BLOCK 2 TOGETHER WITH PART OF THE VACATED 16.0 FOOT ALLEY IN SAID BLOCK 2; PART OF THE WEST 1/2 OF VACATED LOMBARD STREET, ALL OF WHICH ARE IN WEEK'S SUBDIVISION OF ALL OF BLOCKS 1, 2, AND 3, EXCEPT THE SOUTH 66.0 FEET OF SAID BLOCK 3 AND THAT PART OF BLOCKS 11, 12, AND 13 LYING WEST OF THE WISCONSIN CENTRAL RAILROAD; THENCE SOUTH 476.1 FEET, MORE OR LESS, OF BLOCK 4, AND THAT PART OF THE SOUTH 398.0 FEET, MORE OR LESS, OF BLOCK 10 LYING WEST OF SAID RAILROAD, ALL IN RIVER PARK, BEING A SUBDIVISION OF PART OF THE LAFRAMBOISE RESERVATION AND A PART OF THE NORTH 1/2 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF LOT 1 IN BLOCK 2, IN SAID WEEK'S SUBDIVISION 67.84 FEET WEST OF THE NORTH EAST CORNER OF SAID LOT 1; THENCE SOUTH ALONG A CURVED LINE, CONCAVE TO THE EAST, HAVING A RADIUS OF 460.8 FEET, AN ARC DISTANCE OF 103.74 FEET, THE CHORD OF SAID CURVED LINE FORMING AN ANGLE OF 85 DEGREES 53 MINUTES WITH THE NORTH LINE OF AFORESAID LOT 1 AS MEASURED FROM EAST TO SOUTH THENCE SOUTHERLY ALONG A CURVED LINE, CONCAVE TO THE NORTH EAST HAVING A RADIUS OF 575.09 FEET, AN ARC DISTANCE OF 91.00 FEET; THENCE SOUTHEASTERLY ALONG A CURVED LINE, CONCAVE TO THE NORTH EAST HAVING A RADIUS OF 1710.32 FEET, AN ARC DISTANCE OF 188.06 FEET TO A POINT IN THE EAST LINE OF THE WEST 1/2 OF VACATED LOMBARD STREET; THENCE NORTH ALONG THE SAID EAST LINE OF THE WEST 1/2 OF VACATED LOMBARD STREET, 76.97 FEET; THENCE NORTHWESTERLY ALONG A CURVED LINE, CONCAVE TO THE NORTH EAST HAVING A RADIUS OF 505.55 FEET, AN ARC DISTANCE OF 204.08 FEET; THENCE CONTINUING NORTHERLY ALONG A CURVED LINE, CONCAVE TO THE EAST HAVING A RADIUS OF 440.8 FEET, AN ARC DISTANCE OF 100.06 FEET TO THE NORTH LINE OF SAID LOT 1 IN BLOCK 2, AT A POINT 47.84 FEET WEST OF THE NORTH EAST CORNER OF SAID LOT 1 IN BLOCK 2; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN BLOCK 2, 20.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4: THAT PART OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF GRAND AVENUE AND THE CENTER LINE OF VACATED LOMBARD STREET EXTENDED SOUTH TO SAID NORTH LINE OF GRAND AVENUE; THENCE NORTH ALONG SAID CENTER LINE OF VACATED LOMBARD STREET 250 FEET;

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THENCE SOUTHEASTERLY 4 PARALLEL TO THE NORTH LINE OF GRAND AVENUE 75 FEET TO A POINT; THENCE SOUTH 250 FEET ALONG A LINE PARALLEL TO THE CENTER LINE OF VACATED LOMBARD STREET TO THE NORTH LINE OF GRAND AVENUE; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF GRAND AVENUE 75 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5: THAT PART OF LOTS 9 THROUGH 11 IN BLOCK 13 IN WEEK'S SUBDIVISION F BLOCKS 1, 2, AND 3 (EXCEPT THE SOUTH 66 FEET OF SAID BLOCK 3) AND THAT PART OF BLOCKS 11, 12, AND 13 LYING WEST OF THE WISCONSIN CENTRAL RAILROAD, THE SOUTH 476.1 FEET, MORE OR LESS, OF BLOCK 4, AND THAT PART OF THE SOUTH 398.0 FEET, MORE OR LESS, OF BLOCK 10 LYING WEST OF SAID RAILROAD, ALL IN RIVER PARK, ALL IN SECTION 27 TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING A POINT OF INTERSECTION OF A LINE 56.37 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 27 WITH A LINE 227.32 FEET EAST OF AND PARALLEL WITH THE CENTERLINE OF VACATED LOMBARD STREET; THENCE SOUTH ALONG LAST ABOVE MENTIONED PARALLEL LINE, A DISTANCE OF 30.57 FEET; THENCE WEST, A DISTANCE OF 40.35 FEET TO A POINT 26.04 FEET NORTH OF THE SOUTH LINE OF THE NORTH HALF OF SECTION 27 AND ON A LINE 186.97 FEET EAST OF AND PARALLEL WITH THE CENTERLINE OF LOMBARD STREET; THENCE NORTH ALONG THE LAST ABOVE MENTIONED PARALLEL LINE, A DISTANCE OF 30.33 FEET; THENCE EAST, A DISTANCE OF 40.35 FEET TO THE POINT OF BEGINNING.

PARCEL 6: THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 74.47 FEET EAST OF THE CENTERLINE OF LOMBARD AVENUE EXTENDED SOUTH, AS MEASURED ALONG SAID NORTH LINE; THENCE SOUTH PARALLEL WITH SAID EXTENDED CENTERLINE OF LOMBARD AVENUE TO THE NORTHERLY LINE OF GRAND AVENUE; THENCE EASTERLY ALONG NORTHERLY LINE OF GRAND AVENUE, A DISTANCE OF 156.53 FEET; THENCE NORTH PARALLEL WITH SAID EXTENDED CENTERLINE TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE WEST ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 7: THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (EXCEPT THE WEST 333.5 FEET AS MEASURED ON THE NORTHERLY LINE OF GRAND AVENUE) AND (EXCEPT THE EAST 399.29 FEET AS MEASURED ON NORTHERLY LINE OF GRAND AVENUE) OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST 100 FEET AND NORTH OF GRAND AVENUE AND WEST OF THE RAILROAD, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 8: THAT PART OF LOTS 6 THROUGH 11 IN BLOCK 13 AND VACATED ALLEYS, ALL OF WHICH ARE IN WEEK'S SUBDIVISION OF BLOCKS 1, 2, AND 3 (EXCEPT THE SOUTH 66 FEET OF SAID BLOCK 3) AND THAT PART OF BLOCKS 11, 12, AND 13 LYING WEST OF THE WISCONSIN CENTRAL RAILROAD, THE SOUTH 476.1 FEET, MORE OR LESS, OF BLOCK 4, AND THAT PART OF THE SOUTH 398.0 FEET, MORE OR LESS, OF BLOCK 10 LYING WEST OF SAID RAILROAD, ALL IN RIVER PARK, ALL IN SECTION 27 TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING IN SOUTH LINE OF LOT 6 TO 8 AT A POINT 87.47 FEET EAST

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OF THE CENTERLINE OF VACATED LOMBARD AVENUE; THENCE NORTH PARALLEL TO SAID CENTER LINE, A DISTANCE OF 63.43 FEET; THENCE EASTERLY AT AN ANGLE OF 85 DEGREES 29 MINUTES 50 SECONDS, A DISTANCE OF 99.81 FEET; THENCE SOUTH PARALLEL TO SAID CENTER LINE, A DISTANCE OF 30.33 FEET; THENCE EAST A DISTANCE OF 40.35 FEET; THENCE SOUTH PARALLEL TO SAID CENTER LINE A DISTANCE OF 25.8 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SECTION 27; THENCE WEST ALONG SAID SOUTH LINE OF SECTION 27 TO THE POINT OF BEGINNING.

PARCEL 9: THAT PART OF LOTS 23 AND 24 AND VACATED LOMBARD STREET, ALL OF WHICH ARE IN WEEK'S SUBDIVISION OF BLOCKS 1, 2, AND 3 (EXCEPT THE SOUTH 66 FEET OF SAID BLOCK 3) AND THAT PART OF BLOCKS 11, 12, AND 13 LYING WEST OF THE WISCONSIN CENTRAL RAILROAD, THE SOUTH 476.1 FEET, MORE OR LESS, OF BLOCK 4, AND THAT PART OF THE SOUTH 398.0 FEET, MORE OR LESS, OF BLOCK 10 LYING WEST OF SAID RAILROAD, ALL IN RIVER PARK, ALL IN SECTION 27 TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF SAID VACATED LOMBARD AVENUE AND THE NORTH LINE OF VACATED CHERRY AVENUE; THENCE NORTH ON SAID CENTERLINE, A DISTANCE OF 26.42 FEET; THENCE EAST ALONG A WESTWARD EXTENSION OF A LINE 98.58 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOTS 23 TO 29 IN SAID BLOCK 12; A DISTANCE OF 49.64 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST; HAVING A RADIUS OF 400.69 FEET; A DISTANCE OF 39.83 FEET TO SAID NORTH LINE OF VACATED CHERRY AVENUE; THENCE WEST ALONG SAID NORTH LINE OF VACATED CHERRY AVENUE, A DISTANCE OF 79.21 FEET TO THE POINT OF BEGINNING.

PARCEL 10: THAT PART OF LOTS 3 THROUGH 8 IN BLOCK 13 IN WEEK'S SUBDIVISION OF BLOCKS 1, 2, AND 3 (EXCEPT THE SOUTH 66 FEET OF SAID BLOCK 3) AND THAT PART OF BLOCKS 11, 12, AND 13 LYING WEST OF THE WISCONSIN CENTRAL RAILROAD, THE SOUTH 476.1 FEET, MORE OR LESS, OF BLOCK 4, AND THAT PART OF THE SOUTH 398.0 FEET, MORE OR LESS, OF BLOCK 10 LYING WEST OF SAID RAILROAD, ALL IN RIVER PARK, ALL IN SECTION 27 TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING THE EAST 13 FEET OF THE FOLLOWING TRACT: COMMENCING AT A POINT OF INTERSECTION OF THE CENTERLINE OF VACATED LOMBARD AVENUE AND THE SOUTH LINE OF SAID LOT 8 EXTENDED WEST; THENCE NORTH ALONG SAID CENTERLINE, TO A POINT 250 FEET NORTH OF GRAND AVENUE; THENCE EASTERLY A DISTANCE OF 88 FEET, PARALLEL TO GRAND AVENUE; THENCE SOUTH ALONG A LINE PARALLEL TO THE CENTERLINE OF VACATED LOMBARD AVENUE TO THE SOUTH LINE OF LOT 8; THENCE WEST ALONG SAID SOUTH LINE OF LOT 8 EXTENDED TO THE WEST, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

P.I.N. 12-27-123-083-0000; 12-27-123-106-0000; 12-27-123-154-0000; 12-27-123-144-0000;  
12-27-123-156-0000; 12-27-123-157-0000; 12-27-123-158-0000; 12-27-301-004-0000;  
12-27-301-012-0000; 12-27-301-013-0000; 12-27-301-015-0000

COMMONLY KNOWN AS: 9350-62 W. Grand Ave., Franklin Park, IL 60131

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Real Estate Taxes for the first installment tax year 2021 and thereafter.
2. Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for road purposes.
3. Rights of the public and quasi-public utilities, if any, in said vacated Lombard Street and Cherry Avenue for maintenance therein of poles, conduits, sewers and other facilities.
4. Portion of property (approx. 0.027 acre or 1,182 square feet, more or less) evidenced in Trustee's deed from LaSalle Bank National Association, not personally but as Trustee of Trust Number 63187 as Grantor to Grand Avenue Railroad Relocation Authority as Grantee dated 06/03/2003 and recorded 07/31/2003 as document # 0321235118.
5. PERPETUAL EASEMENT AND RIGHT OF WAY TO OPERATE, MAINTAIN AND RENEW AN EXISTING COMBINED SANITARY AND STORM WATER SEWER SYSTEM ALONG AND THROUGH THE EAST 5 FEET OF LAND AS RESERVED FOR THE BENEFIT OF THE JOSLYN MANUFACTURING AND SUPPLY COMPANY AND THE OWNERS FROM TIME TO TIME OF THE PROPERTY BETWEEN CHESTNUT AVENUE, MINNEAPOLIS, ST. PAUL AND SAULT STE MARIE RAILWAY COMPANY GRAND AVENUE AND THE INDIANA HARBOR BELT RAILROAD, IN THE ORDINANCE OF VACATION BY THE PRESIDENT AND BOARD OF TRUSTEE OF THE VILLAGE OF FRANKLIN PARK, COOK COUNTY, ILLINOIS RECORDED DECEMBER 5, 1928 AS DOCUMENT 10225396. (AFFECTS THAT PART OF THE LAND FALLING IN VACATED LOMBARD AVENUE).
6. PERPETUAL RIGHT AND EASEMENT AND RIGHT OF WAY TO LAY, CONSTRUCT, OPERATE, MAINTAIN AND RENEW A COMBINED SANITARY AND STORM SEWER SYSTEM IN AND OVER THE EAST 1/2 OF VACATED LOMBARD STREET SOUTH OF CHERRY AVENUE, AND THE LAND SOUTH OF AND ADJOINING THE SAME TO THE NORTH LINE OF GRAND AVENUE, AND AGREEMENT THEREIN BY FIRST PARTIES TO PAY THEIR PROPORTIONATE SHARE OF THE UPKEEP AND MAINTENANCE OF SAID SEWER SYSTEM, CONTAINED IN GRANT FROM JOHN S. BACON AND HENRY T. BACON, TO JOSLYN MANUFACTURING AND SUPPLY COMPANY, A CORPORATION OF ILLINOIS, DATED SEPTEMBER 23, 1927 AND RECORDED OCTOBER 18, 1927 AS DOCUMENT 981274, WHICH EASEMENT WAS RESERVED FOR THE BENEFIT OF JOSLYN MANUFACTURING AND SUPPLY COMPANY IN THE ORDINANCE VACATING CERTAIN STREETS AND ALLEYS BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF FRANKLIN PARK, RECORDED DECEMBER 5, 1928 AS DOCUMENT 10225396.
7. RESERVATION IN DEED FROM INDIANA HARBOR BELT RAILROAD COMPANY, A CORPORATION OF INDIANA TO CHARLES A. REUSS DATED NOVEMBER 17, 1967 AND RECORDED DECEMBER 7, 1967 AS DOCUMENT 20348446 OF RIGHT TO INSTALL, MAINTAIN, OPERATE AND RENEW, REPAIR AND REPLACE RAILROAD AND COMMUNICATION FACILITIES IN, ON, OVER, UPON AND ACROSS THE FOLLOWING DESCRIBED LAND: A PARCEL OF LAND IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF



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SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE COUNTY OF COOK, STATE OF ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 27 AND THE CENTERLINE OF VACATED WEST LOMBARD STREET; THENCE WEST ON THE SAID SOUTH LINE OF THE NORTHWEST 1/4 A DISTANCE OF 100.33 FEET TO A POINT; THENCE SOUTHERLY ON A LINE PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 27 A DISTANCE OF 91.34 FEET TO A POINT ON THE NORTHERLY LINE OF GRAND AVENUE; THENCE WESTERLY ON THE SAID NORTHERLY LINE OF GRAND AVENUE A DISTANCE OF 15.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ON THE NORTH LINE OF SAID GRAND AVENUE A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH ALONG A LINE THAT FORMS AN ANGLE OF 82 DEGREES 35 MINUTES WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, 16.65 FEET; THENCE NORTHERLY ALONG A CURVED LINE, CONCAVE TO THE EAST HAVING A RADIUS OF 525.99 FEET AN ARC DISTANCE OF 20.35 FEET TO A POINT; THENCE EAST ALONG A LINE DRAWN PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 20 FEET, MORE OR LESS, TO A POINT ON A LINE DRAWN DUE NORTH FROM THE POINT OF BEGINNING AND PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH ALONG THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING, AND RIGHT TO MAINTAIN, OPERATE, RENEW, INSTALL, REPAIR AND REPLACE COMMUNICATIONS CABLE UPON WESTERLY 5 FEET OF THE LAND AND CONDITIONS CONTAINED THEREIN (AFFECTS PARCEL 1)

8. RIGHTS OF EASEMENTS OF PUBLIC UTILITIES CORPORATIONS IN AND TO THE VACATED STREETS OR ALLEYS FOR TELEPHONE POLES, CONDUITS, AND OTHER EQUIPMENT. (AFFECTS PARCEL 2)

9. RIGHTS OF THE PUBLIC, AND THE CITY OF FRANKLIN PARK IN AND TO THAT PART OF THE LAND, IF ANY, FALLING WITHIN ANY VACATED STREETS. (AFFECTS PARCEL 2)

10. EASEMENT FOR PUBLIC UTILITY POLES AND WIRES ALONG THE WEST LINE OF THE LAND DISCLOSED BY OUR INSPECTION.

11. RIGHT, LICENSE AND PRIVILEGE CREATED BY GRANT FROM EXCEL, INC., A CORPORATION OF ILLINOIS, TO THE VILLAGE OF FRANKLIN PARK, A MUNICIPAL CORPORATION, DATED SEPTEMBER 11, 1968 AND RECORDED OCTOBER 8, 1968 AS DOCUMENT 20638209, OF CONSTRUCTING, MAINTAINING AND OPERATING A SANITARY SEWER, WATER MAINS AND A STORM SEWER UPON THE FOLLOWING DESCRIBED PROPERTY: THE NORTHEASTERLY 10 FEET, AS MEASURED RADIAL TO THE NORTHEASTERLY BOUNDARY LINE, HAVING THE RADII OF 460.8 FEET, 575.09 FEET AND 1710.32 FEET OF PARCEL 1 (SAID 10 FOOT STRIP OF LAND BEING BOUNDED AT THE NORTH BY THE NORTH LINE AND WEST LINE OF PARCEL 1 AND BEING BOUNDED AT THE SOUTHEAST BY THE EAST LINE OF PARCEL 1), IT BEING THE PURPOSE THEREOF TO REALIGN AND RELOCATE THE EXISTING 10 FOOT PUBLIC UTILITY EASEMENT ALONG AND THROUGH VACATED LOMBARD STREET IN THE VILLAGE OF FRANKLIN PARK, TOGETHER WITH THE RIGHT, PRIVILEGE AND EASEMENT OF ENTRY IN AND UPON THE LAND FOR THE PURPOSE OF MAINTAINING THE SANITARY SEWER, WATER MAINS AND STORM SEWER. (AFFECTS PARCEL 1).

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12. RIGHT AND EASEMENT CREATED BY GRANT FROM CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 23, 1969 AND KNOWN AS TRUST NUMBER 54525, TO THE VILLAGE OF FRANKLIN PARK RECORDED NOVEMBER 20, 1970 AS DOCUMENT 21323929, TO CONSTRUCT, MAINTAIN, RELOCATE, RENEW AND OPERATE SANITARY SEWER, STORM SEWER AND WATER MAINS, ALONG, OVER AND UNDER THE LAND AS FOLLOWS: BEGINNING AT A POINT ON THE CENTER LINE OF VACATED LOMBARD STREET AND THE NORTHERLY LINE OF GRAND AVENUE; THENCE NORTHWESTERLY ON THE NORTHERLY LINE OF GRAND AVENUE A DISTANCE OF 13.2 FEET; THENCE NORTH ALONG A LINE DRAWN PARALLEL WITH THE CENTER LINE OF VACATED LOMBARD STREET 381.05 FEET; THENCE SOUTHEASTERLY ALONG A LINE DRAWN PARALLEL WITH THE NORTHERLY LINE OF GRAND AVENUE 13.4 FEET TO THE CENTER LINE OF VACATED LOMBARD STREET; THENCE SOUTH ALONG THE CENTER LINE OF VACATED LOMBARD STREET TO THE POINT OF BEGINNING AND; BEGINNING AT A POINT ON THE NORTHERLY LINE OF GRAND AVENUE AND A POINT 137.92 FEET WEST OF THE CENTER LINE OF VACATED LOMBARD STREET; THENCE NORTH ALONG A LINE DRAWN PARALLEL WITH THE CENTER LINE OF VACATED LOMBARD STREET A DISTANCE OF 16.0 FEET THENCE SOUTHEASTERLY ALONG A LINE DRAWN PARALLEL WITH THE NORTHERLY LINE OF GRAND AVENUE A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH ALONG A LINE DRAWN PARALLEL WITH THE CENTER LINE OF VACATED LOMBARD STREET TO A POINT ON THE NORTHERLY LINE OF GRAND AVENUE; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF GRAND AVENUE TO THE PLACE OF BEGINNING.

13. EASEMENT FOR INGRESS AND EGRESS ACROSS THE PROPERTY DESCRIBED BELOW CREATED BY GRANT FROM DIAMOND SHAMROCK CORPORATION, A CORPORATION OF DELAWARE, TO GEORGE PONTARELLI AND MICHAEL PONTARELLI, BOTH INDIVIDUALLY AND IN THEIR CAPACITY AS CO-EXECUTORS OF THE ESTATE OF ANTHONY PONTARELLI, DECEASED, AND JOHN E. PONTARELLI, INDIVIDUALLY, DATED DECEMBER 14, 1976 AND RECORDED MARCH 18, 1977 AS DOCUMENT 23855837; AND THE COVENANTS AND CONDITIONS THEREIN CONTAINED. (AFFECTS THAT PART OF LOTS 10 AND 11 IN BLOCK 13 IN WEEKS' SUBDIVISION OF PART OF RIVER PARK IN THE NORTH FRACTIONAL 1/2 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (ACCORDING TO THE PLAT OF SAID WEEKS' SUBDIVISION RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT 1211288), BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING ON A LINE 247.32 FEET EAST FROM AND PARALLEL WITH THE CENTER LINE OF VACATED LOMBARD AVENUE, AT A POINT 85.26 FEET NORTH FROM THE SOUTH LINE OF THE NORTH FRACTIONAL 1/2 OF SECTION 27 (SAID POINT BEING 211.15 FEET NORTH FROM THE POINT OF INTERSECTION OF A SOUTHWARD EXTENSION OF SAID PARALLEL LINE WITH THE NORTHERLY LINE OF GRAND AVENUE), AND RUNNING THENCE WEST ALONG A LINE PERPENDICULAR TO SAID PARALLEL LINE, A DISTANCE OF 7.00 FEET; THENCE NORTH ALONG A LINE 240.32 FEET EAST FROM AND PARALLEL WITH SAID CENTER LINE OF VACATED LOMBARD AVENUE, A DISTANCE OF 101.21 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF A PARCEL OF LAND CONVEYED BY DEED RECORDED IN SAID RECORDER'S OFFICE AS DOCUMENT 20215081 (SAID SOUTHERLY LINE BEING THE ARC OF A CIRCLE WHICH IS CONVEX TO THE SOUTHWEST AND HAS A RADIUS OF 400.69 FEET, AND WHICH EXTENDS SOUTHEASTWARDLY FROM A POINT 98.58 FEET SOUTH FROM THE NORTH LINE OF LOT 23 IN BLOCK 12 IN WEEKS' SUBDIVISION AFORESAID AND 258.36 FEET WEST FROM THE EAST LINE OF LOT 33 IN BLOCK "A" OF BLOCK 12 IN WEEKS' AND OTHERS RESUBDIVISION OF A PART OF SAID BLOCK 12, ACCORDING TO THE PLAT OF

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SAID RESUBDIVISION RECORDED IN SAID RECORDER'S OFFICE AS DOCUMENT 1498262, TO A POINT ON THE EAST LINE OF SAID LOT 33 EXTENDED SOUTH WHICH IS 212.56 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID LOT 33); THENCE NORTHWESTWARDLY ALONG THE ARC OF SAID CIRCLE, A DISTANCE OF 20.68 FEET TO AN INTERSECTION WITH A LINE 220.32 FEET EAST FROM AND PARALLEL WITH SAID CENTERLINE OF VACATED LOMBARD AVENUE; THENCE SOUTH ALONG SAID PARALLEL LINE, A DISTANCE OF 114.48 FEET TO A POINT 77.05 FEET NORTH FROM THE SOUTH LINE OF SAID NORTH FRACTIONAL 1/2 OF SECTION 27; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 31.91 FEET TO A POINT 25.00 FEET SOUTH FROM THE HEREIN DESCRIBED POINT OF BEGINNING, AND ON SAID LINE 247.32 FEET EAST FROM AND PARALLEL WITH THE CENTER LINE OF VACATED LOMBARD AVENUE, THENCE NORTH ALONG SAID PARALLEL LINE, SAID DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING).

14. AGREEMENT FOR PERMANENT EASEMENT DATED JANUARY 22, 2003 AND RECORDED FEBRUARY 19, 2003 AS DOCUMENT 0030229039 GRANTED BY BORON PROPERTIES, INC., A CORPORATION OF ILLINOIS, TO THE GRAND AVENUE RAILROAD RELOCATION AUTHORITY FOR THE USE OF THE GRAND AVENUE RAILROAD RELOCATION AUTHORITY ITS AGENTS, CONTRACTORS AND ENGINEERS FOR THE ROADWAY CONSTRUCTION OR OTHER PUBLIC RIGHT OF WAY PURPOSES.

15. AGREEMENTS DATED APRIL 27, 1949 AND RECORDED JULY 15, 1949 AS DOCUMENT 14592452, BETWEEN ANTHONY PONTARELLI, AND OTHERS, AND REFINERS TRANSPORT AND TERMINAL CORPORATION AND DATED AUGUST 22, 1950 AND RECORDED SEPTEMBER 18, 1950 AS DOCUMENT 14905229, BETWEEN ANTHONY PONTARELLI, AND OTHERS, AND BERNARD SAVIN, AS TRUSTEE, RELATING TO THE USE AND COST OF MAINTAINING THE SEWER KNOWN AS THE "PONTARELLI SEWER" CONNECTING WITH THE SEWER WHICH LIES IN THE EAST 1/2 OF VACATED LOMBARD STREET KNOWN AS THE "LOMBARD SEWER" AND TO THE SHARING OF THE RIGHTS AND OBLIGATIONS UNDER THE EASEMENT AGREEMENT RECORDED AS DOCUMENT 9812743 CREATING SAID "LOMBARD SEWER" AND THE TERMS, PROVISIONS AND CONDITIONS OF SAID AGREEMENTS. NOTE: PURPORTEDLY RELEASED BY INSTRUMENT RECORDED MARCH 18, 1977 AS DOCUMENT 23855840 EXECUTED BY GEORGE PONTARELLI AND MICHAEL PONTARELLI, INDIVIDUALLY AND AS CO-EXECUTORS OF THE ESTATE OF ANTHONY PONTARELLI, DECEASED, AND JOHN C. PONTARELLI, TO THE EXTENT OF THEIR RIGHT, TITLE AND INTEREST ONLY.

16. ASSIGNMENT AND ASSUMPTION OF PERMANENT EASEMENTS AND RESERVATION OF RIGHTS AGREEMENT MADE BY GRAND AVENUE RAILROAD RELOCATION AUTHORITY TO THE VILLAGE OF FRANKLIN PARK RECORDED 11/17/2015 AS DOCUMENT NUMBER 1532116063.

17. Illinois Department of Commerce and Economic Opportunity Enterprise Zone Certificate #1670 for Franklin Park's Enterprise Zone Designation, Ordinance #1415-6-54 Franklin Park Establishing Enterprise Zone recorded 04/28/2016 as doc. # 1611910110.

18. RAILROAD RIGHTS-OF-WAY AND SPUR TRACKS.

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19. RIGHT OF THE COMMONWEALTH EDISON COMPANY TO MAINTAIN OVERHEAD FACILITIES ON THE LAND, PURSUANT TO ELECTRIC SERVICE AGREEMENT WS 3956, DATED MAY 7, 1986, AS DISCLOSED BY UTILITY LETTER DATED MARCH 29, 1995.

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
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