

# UNOFFICIAL COPY

Freedom Title Corporation  
2000 W ATT Center Dr., Ste C205  
Hoffman Estates, IL 60192

Doc#: 2230545163 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/01/2022 12:50 PM Pg: 1 of 6

Dec ID 20221001668778

ST/CO Stamp 0-182-405-456 ST Tax \$2,680.00 CO Tax \$1,340.00

**THIS DOCUMENT WAS  
PREPARED BY:**

Patzik, Frank & Samotny Ltd.  
200 South Wacker Drive, Suite 2700  
Chicago, Illinois 60606  
Attn: Tim G. Muldowney, Esq.

**AFTER RECORDING RETURN TO:**

Bowie & Schaffer  
2255 Contra Costa Blvd., Ste. 305  
Pleasant Hill, CA 94523  
Attn: Eric C. Schaffer, Esq.

FR 0720077

1/3

(This space reserved for recording date)

## **SPECIAL WARRANTY DEED**

This **SPECIAL WARRANTY DEED**, made as of October 28, 2022 by **4871 SAUK TRAIL LLC**, an Illinois limited liability company, having an address c/o Vequity LLC, 226 North Morgan Street, Suite 300, Chicago, Illinois 60607 ("**Grantor**"), to and in favor of **MICHAEL S. HOLLIS AND MARY W. HOLLIS**, Trustees of **THE HOLLIS FAMILY TRUST DATED 06/15/2003**, having an address c/o Bowie & Schaffer, 2255 Contra Costa Blvd., Suite 305, Pleasant Hill, CA 94523 ("**Grantee**").

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does **REMYSE, RELEASE, ALIEN AND CONVEY** unto Grantee, and to its successors and assigns, **FOREVER**, all interest in and to the real estate situated in the County of Cook and State of Illinois known and described on **Exhibit A** attached hereto and by this reference made a part hereof (the "**Property**"), subject to those matters set forth on **Exhibit B** attached hereto and made a part hereof (the "**Permitted Exceptions**").

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances:

**TO HAVE AND TO HOLD** the Property as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

REAL ESTATE TRANSFER TAX		01-Nov-2022
COUNTY:		1,340.00
ILLINOIS:		2,680.00
TOTAL:		4,020.00

31-33-203-061-0000 | 20221001668778 | 0-182-405-456

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And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Property, 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 for the Permitted Exceptions set forth on Exhibit B attached hereto and made a part hereof; and that subject to such Permitted Exceptions, the Grantor will WARRANT AND FOREVER DEFEND the Property against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

**[SIGNATURE PAGE FOLLOWS]**

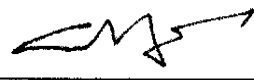
Property of Cook County Clerk's Office

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**IN WITNESS WHEREOF**, Grantor has signed and sealed and delivered this instrument as of the day and year first above written.

**GRANTOR:**

**4871 SAUK TRAIL LLC,**  
an Illinois limited liability company

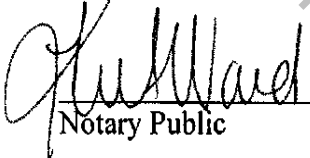
By:   
Name: Christopher Ilekis  
Title: Manager

STATE OF ILLINOIS )  
                                  ) ss.  
COUNTY OF COOK   )

I, the undersigned, a Notary Public in and for the State and County provided above, do hereby certify that Christopher Ilekis, the Manager of **4871 SAUK TRAIL LLC**, an Illinois limited liability company, on behalf of such entity who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27 day of October, 2022.



  
Notary Public

My commission expires on 03/15/25

**MAIL SUBSEQUENT TAX BILLS TO:**

THE HOLLIS FAMILY TRUST  
C/O BOWIE & SCHAFFER  
2255 CONTRA COSTA BLVD.  
SUITE 305  
PLEASANT HILL, CA 94523

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

LOT 2 OF ROSE SUBDIVISION, BEING A RESUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED FEBRUARY 8, 2000 AS DOCUMENT NO. 00099338 IN COOK COUNTY, ILLINOIS

#### PARCEL 2:

NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN THE PLAT OF SUBDIVISION RECORDED FEBRUARY 8, 2000 AS DOCUMENT NO. 00099338 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 31-33-203-061-0000

**ADDRESS OF PROPERTY:** 4871 Sauk Trail, Richton Park, Illinois 60471

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES FOR 2021 AND SUBSEQUENT YEARS.
2. LEASEHOLD INTEREST OF STARBUCKS CORPORATION UNDER AND BY VIRTUE OF LEASE DATED OCTOBER 12, 2021, A MEMORANDUM OF WHICH WAS RECORDED MARCH 2, 2022 AS DOCUMENT NO. 2208118138 DEMISING THE LAND FOR A TERM OF YEARS AND OF ALL PARTIES CLAIMING BY, THROUGH OR UNDER SAID TENANT.
3. ANY RIGHT, INTEREST, OR CLAIM THAT MAY EXIST, ARISE, OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 181 ET SEQ., OR ANY SIMILAR STATE LAWS.
4. TERMS, CONDITIONS AND RESTRICTIONS CONTAINED IN RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED FEBRUARY 2, 2000 AS DOCUMENT 00083021 AND RERECORDED NOVEMBER 3, 2000 AS DOCUMENT 00866426 (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO USE OF THE LAND, IMPROVEMENTS THEREON AND OTHER MATTERS.
5. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, AMERITECH, NORTHERN ILLINOIS GAS COMPANY AND THE CABLE TELEVISION COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERE TO CONTAINED IN THE PLAT RECORDED FEBRUARY 8, 2000 AS DOCUMENT NO. 00099338 SHOWN WITHIN THE DOTTED LINES ON SAID PLAT.
6. 45 FOOT BUILDING LINE AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED FEBRUARY 8, 2000 AS DOCUMENT NO. 00099338 (AFFECTING THE NORTHERLY PART OF LOT 2)
7. 30 FOOT EASEMENT FOR INGRESS AND EGRESS AS SHOWN ON PLAT OF SUBDIVISION RECORDED FEBRUARY 8, 2000 AS DOCUMENT 00099338. (ALONG THE WESTERLY LINE OF LOT 2)
8. 10 FOOT EASEMENT FOR STORM SEWER AS SHOWN ON THE PLAT OF ROSE SUBDIVISION RECORDED AS DOCUMENT 00099338 (ALONG THE WESTERLY LINE OF LOT 2)
9. 10 FOOT WATER MAIN EASEMENT GRANTED TO THE VILLAGE OF RICHTON PARK AND SHOWN ON THE PLAT OF ROSE SUBDIVISION RECORDED AS DOCUMENT 00099338. (ALONG A PORTION OF THE SOUTHERLY AND EASTERLY LINES OF LOT 2)

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10. 10-FOOT-WIDE PUBLIC UTILITIES EASEMENT AND RELATED TERMS GRANTED TO THE COMMONWEALTH EDISON COMPANY, AMERITECH TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AS SHOWN ON THE PLAT OF ROSE SUBDIVISION RECORDED AS DOCUMENT 00099338. (AFFECTS THE NORTH 10 FEET OF LOT 2).
11. PUBLIC UTILITY EASEMENT TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 24547599 (AFFECTING THE SOUTH 15 FEET OF THE LAND) (AFFECTS THE UNDERLYING LAND)
12. EASEMENT FOR SEWER AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 24547599, AFFECTING A 10 FOOTWIDE STRIP OF THE LAND RUNNING EAST AND WEST ALONG THE SOUTHERLY PART OF THE LAND. (AFFECTS THE UNDERLYING LAND)
13. BUILDING LINES AND EASEMENTS SHOWN ON THE PLAT OF BURNSIDE MANOR UNIT NO. 12 RECORDED JULY 31, 1978 AS DOCUMENT 24547599 AND AS SHOWN ON THE PLAT OF ROSE SUBDIVISION RECORDED FEBRUARY 8, 2000 AS DOCUMENT 00099338.
14. COVENANTS AND CONDITIONS CONTAINED IN THE RESTRICTIVE COVENANT DATED JUNE 30, 1990 AND RECORDED JULY 16, 1990 AS DOCUMENT 90340673, IN FAVOR OF MCDONALD'S CORPORATION THAT THE PROPERTY WILL NOT BE USED FOR RESTAURANT PURPOSES FOR A PERIOD OF 20 YEARS FROM THE DATE OF RECORDING. AFFECTS THE UNDERLYING LAND.
15. (a) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT; AND  
 (b) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.