

UNOFFICIAL COPY



Doc# 2231122023 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/07/2022 12:05 PM PG: 1 OF 7



Chicago Title Insurance Company

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY

Property of Cook County Clerk's Office

Demetrio Delgado, a married man, whose address is 4445 W 5th Avenue, Chicago, IL 60624 (the "Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid to the Grantor by FLP II, LLC, an Illinois limited liability company, whose address is 1301 S 1St Ave, Maywood, IL 60153 (the "Grantee"), the receipt and sufficiency of such consideration being hereby acknowledged, hereby GRANTS, BARGAINS, SELLS, CONVEYS, REMISES, and RELEASES to Grantee, its successors, heirs, and assigns, in fee simple, that certain land and improvements thereon situated in the County of Cook and State of Illinois and being more particularly described in Exhibit A attached hereto and made a part hereof, together with all and singular hereditaments and appurtenances thereto (collectively, the "Property");

TO HAVE AND TO HOLD the Property forever;

SUBJECT TO, however, those matters described in Exhibit B attached hereto and made a part hereof.

Grantor hereby agrees to warrant and defend the Property, the whole or any part thereof, to Grantee, its successors and assigns, against all claims and demands whatsoever brought by any person or persons lawfully claiming, by, through, or under Grantor but not otherwise.

The Property is not homestead property.

Real Estate Transfer Tax Paid

22CSC578003UP
LTM 10/11

[SIGNATURE PAGE FOLLOWS]

2600 00
m. Jones 10.17.22
VILLAGES OF MAYWOOD

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of the 17th day of October, 2022.

GRANTOR:

Demetrio Delgado
Demetrio Delgado, individually

This instrument was prepared by:
Tristan & Cervantes
150 N. Wacker Drive, Suite 1550
Chicago, IL 60606

MAIL TO:
Attn: FLP II, LLC
1301 S 1st Ave
Maywood, IL 60153

SEND SUBSEQUENT TAX BILLS TO:
Attn: FLP II, LLC
1301 S 1st Ave
Maywood, IL 60153

REAL ESTATE TRANSFER TAX		07-Nov-2022
COUNTY:		325.00
ILLINOIS:		650.00
TOTAL:		975.00

15-14-208-065-0000 | 20221001666933 | 0-570-222-928

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Acknowledgment

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Demetrio Delgado, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18 day of October, 2022.



Mary Mt
 Notary Public

My commission expires: 8/24/2023

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

Property Description

Legal Description:

PARCEL 1A:

THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT:

LOTS 1, 2, 3 AND 4, TOGETHER WITH PART OF THE VACATED NORTH AND SOUTH ALLEY, 14.00 FEET WIDE, LYING BETWEEN AND ADJOINING SAID LOTS, TOGETHER WITH THE WEST 1/2 AND THE WEST 1.00 FOOT OF THE EAST 1/2 OF VACATED ORCHARD AVENUE LYING EAST OF AND ADJOINING SAID LOTS 3 AND 4 TOGETHER WITH THE NORTH 1/2 OF VACATED EAST AND WEST ALLEY, 14.00 FEET WIDE LYING SOUTH OF AND ADJOINING THE ABOVE DESCRIBED IN BLOCK 3, IN STEELE AND BROWN'S ADDITION TO MAYWOOD, BEING A SUBDIVISION OF THE 585 1/2 FEET SOUTH OF AND ADJOINING THE NORTH 504.90 FEET OF THE WEST 1148.00 FEET OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FROM SAID TRACT OF LAND THE WEST 135.00 FEET THEREOF) ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1B:

THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT:

THAT PART OF LOTS 1, 8, 9, 10, 11, 12 AND THE WEST 3.00 FEET OF LOT 13, LYING NORTH OF THE NORTH LINE OF THE CHICAGO AND GREAT WESTERN RAILROAD RIGHT OF WAY, TOGETHER WITH THE VACATED NORTH AND SOUTH ALLEY, 20.00 FEET WIDE, LYING BETWEEN AND ADJOINING SAID LOTS 1 AND 8, TOGETHER WITH THE SOUTH 1/2 OF THE VACATED EAST AND WEST ALLEY, 14.00 FEET WIDE LYING NORTH OF AND ADJOINING THE ABOVE DESCRIBED, IN BLOCK 1 IN DES PLAINES ADDITION TO MAYWOOD, OF PARTS OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FROM SAID TRACT OF LAND THE WEST 135 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

PARCEL 1C:

INTENTIONALLY DELETED

PARCEL 1D:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1A AND 1B, OVER THE EAST 1/2 OF VACATED ORCHARD AVENUE (EXCEPT THE WEST 1 FOOT THEREOF) LYING WEST OF AND ADJOINING LOTS 1 AND 2 IN BLOCK 4 IN SAID STEELE AND BROWNE'S ADDITION TO MAYWOOD TOGETHER WITH THAT PART OF THE EAST AND WEST ALLEY (EXCEPT THE WEST 1 FOOT THEREOF), 14 FEET WIDE, LYING NORTH OF AND ADJOINING LOT 13 IN BLOCK 1 IN SAID DES PLAINES ADDITION TO MAYWOOD, SAID ALLEY LYING BETWEEN A LINE 50 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF GREENWOOD AVENUE EXTENDED SOUTH AND THE WEST LINE OF THE EAST 1/2 OF VACATED ORCHARD AVENUE, EXTENDED SOUTH; TOGETHER WITH THAT PART LYING NORTH OF THE NORTH LINE OF THE CHICAGO AND GREAT WESTERN RAILROAD RIGHT OF WAY, OF LOT 13 (EXCEPT THE WEST 3.00 FEET THEREOF) IN BLOCK 1 IN SAID DES PLAINES ADDITION TO MAYWOOD, AS RESERVED IN A CERTAIN DEED DATED DECEMBER 11, 1964 AND RECORDED AS DOCUMENT 19352415 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS.

PARCEL 2:

PART OF LOTS 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14 AND THE NORTH-SOUTH VACATED 20 FOOT ALLEY, ALL IN BLOCK 1 OF DES PLAINES ADDITION TO MAYWOOD, BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE EAST SIDE BY THE NORTH-SOUTH CENTER LINE OF SAID LOT 14 IN BLOCK 1; ON THE NORTH SIDE BY A LINE PARALLEL WITH AND DISTANT 25 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY (FORMERLY THE CHICAGO GREAT WESTERN RAILWAY COMPANY), AS SAID MAIN TRACK IS NOW LOCATED; ON THE WEST SIDE BY THE EAST LINE OF FIRST AVENUE; AND ON THE SOUTH SIDE BY THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4 IN BLOCK 1; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 4 IN BLOCK 1 A DISTANCE OF 17 FEET TO A POINT DISTANT 36 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID MAIN TRACK CENTER LINE; THENCE SOUTHEASTERLY PARALLEL WITH SAID MAIN TRACK CENTER LINE A DISTANCE OF 317.5 FEET, MORE OR LESS, TO A POINT ON THE NORTH-SOUTH CENTER LINE OF LOT 14, AFORESAID, IN BLOCK 1 AND THERE TERMINATING, (EXCEPTING THEREFROM THE WEST 135 FEET THEREOF, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF FIRST AVENUE) ALL IN

UNOFFICIAL COPY

SECTION 14, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

PART OF LOTS 1, 2, 3, 8, 9, 10, 11, 12 AND 13 AND THE VACATED 20 FOOT ALLEY, IN BLOCK 1 OF DES PLAINES ADDITION TO MAYWOOD IN THE NORTHEAST 1/4 SECTION 14, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE WEST BY THE WEST LINE OF SAID BLOCK 1, (SAID WEST LINE ALSO BEING THE EAST LINE OF FIRST AVENUE); ON THE SOUTH BY A LINE PARALLEL WITH AND DISTANT 25 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MOST SOUTHERLY, OR EASTBOUND MAIN TRACK, OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY (FORMERLY THE CHICAGO GREAT WESTERN RAILWAY COMPANY), AS SAID MAIN TRACK IS NOW LOCATED; ON THE EAST BY A LINE PARALLEL WITH AND DISTANT 300 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF SAID BLOCK 1; AND ON THE NORTH BY A LINE PARALLEL WITH AND DISTANT 50 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE MINNESOTA AND NORTHWESTERN RAILROAD COMPANY (LATER THE CHICAGO GREAT WESTERN RAILWAY COMPANY, NOW THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY), AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED, (EXCEPTING THEREFROM THE WEST 135 FEET, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF FIRST AVENUE) IN COOK COUNTY, ILLINOIS.

Real Estate Address: 1301 S. 1st Avenue, Maywood, IL 60153

Real Estate Tax Parcel Numbers: 15-14-208-065-0000; 15-14-208-073-0000; 15-14-208-089-0000; 15-14-208-091-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

Permitted Encumbrances

1. Rights or claims of parties in possession not shown by Public Records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Taxes or special assessments which are not shown as existing liens by the Public Records.
6. We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.
7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I Requirements are met.
8. 1. Taxes for the year(s) 2021 and 2022
 2022 taxes are not yet due or payable.
 1A. Note: 2021 first installment was due March 1, 2022
 Note: 2021 final installment not yet due or payable

Perm tax#	Pcl	Year	1st Inst	Stat
a. 15-14-208-065-0000	1 of 4	2021	\$4,166.77	Paid
b. 15-14-208-073-0000	2 of 4	2021	\$518.06	Paid
c. 15-14-208-089-0000	3 of 4	2021	\$14,306.89	Paid
d. 15-14-208-091-0000	4 of 4	2021	\$8,295.65	Paid
9. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
13. (A) terms, provisions, and conditions relating to the easement described as Parcel 1D contained in the instrument creating said easement. (B) rights of the adjoining owner or owners to the concurrent use of said easement.
14. 14. Terms, conditions and limitations contained in the no further remediation letter issued by the Illinois Environmental Protection Agency and recorded March 13, 1998 as document 98198711. (Affects Parcels 1A and 1B)
15. Utility easement to maintain, operate, use, construct and replace any and all existing conduits, sewers, watermains, gas lines, electric power lines, communications lines, wires and other utilities, as reserved by deed dated October 13, 1970 and recorded October 21, 1970 as Document No. 21295547. (Affects Parcels 1,2 & 3)
16. Easement created by Grant recorded January 8, 1965 as document 19352415 and filed as LR 2190000 to pass and repass, along, through and over a strip of Land approximately 15.05 feet in width from East to West lying between the North line of the Chicago and Great Western Railroad Right of Way and a line approximately 16.66 feet South of and parallel to the South line of Wilcox Street, said strip being that portion along the East end of Parcels 1A and 1B, for the use and benefit of the owners and occupants of the property East of and adjoining Parcels 1A and 1B.
17. Rights of the public and quasi-public utilities, if any, in said vacated Orchard Street and alley for maintenance therein of poles, conduits, sewers and other facilities.

UNOFFICIAL COPY

18. Rights of the municipality, the State of Illinois, the public and adjoining owners in and to vacated Orchard Street and alley.
19. Easement dated January 12, 1989 and recorded January 23, 1989 as document 89034728 made by and between John W. Eilrich (grantor) and the DuPage Water Commission, its successors and assigns) (Grantee) a perpetual easement and right of way to survey, construct, reconstruct, use, operate, maintain, test, inspect, repair, replace, alter, remove water transmission main(s) together with related attachments, *equipment and appurtenances thereto in, upon, under, along and across the Southwesterly 30 feet of Parcel 2*, together with the right of access, also, a 30 foot temporary construction easement immediately Northeast and adjacent thereto. (Affects Parcel 2)
20. Encroachment of the high 1-story brick, concrete block & sheet metal building located mainly on the Land onto the public right of way North and adjoining by approximately 0.04 feet to 0.05 feet, as shown on Plat of Survey Number 17-90 prepared by B.H. SuHr & Company, Inc. dated June 29, 2017.
21. Encroachment of the concrete ramps located mainly on the Land onto the property East and adjoining by an undisclosed amount, as shown on Plat of Survey Number 17-90 prepared by B.H. SuHr & Company, Inc. dated June 29, 2017.
22. Encroachment of the metal fence located mainly on the property Northeasterly and adjoining onto the Land by approximately 0.90 feet to 1.44 feet Southerly onto the Land and 2.43 feet to 3.35 feet Westerly onto the Land, as shown on Plat of Survey Number 17-90 prepared by B.H. SuHr & Company, Inc. dated June 29, 2017.

Property of Cook County Clerk's Office