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Doc#. 2236328066 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 12/29/2022 10:35 AM Pg: 1 of 5

Dec ID 20221201613404

ST/CO Stamp 1-244-298-576 ST Tax \$825.00 CO Tax \$412.50

This instrument was prepared by:

Leo G. Aubel

Howard & Howard PLLC

200 S. Michigan Avenue

Suite 1100

Chicago, Illinois 60604

After recording return to, and
send subsequent tax bills to:
BP Products North America Inc.
30 S. Wacker Drive
Chicago, Illinois 60606
Attn: Eric Schlesinger

SPECIAL WARRANTY DEED

THE GRANTOR, Frank J. Johnsen, Jr., as Trustee of the FRANK J. JOHNSEN, JR. TRUST UNDER TRUST AGREEMENT DATED NOVEMBER 6, 2004 ("**Grantor**") with an address at 225 N. Rose Avenue, Park Ridge, Illinois 60068, for and in consideration of One Dollar and No/100ths (\$1.00) and other good and valuable consideration in hand paid, does hereby BARGAIN AND SELL, CONVEY AND CONFIRM to: BP PRODUCTS NORTH AMERICA INC., a Maryland corporation ("**Grantee**"), with an address at 30 South Wacker Drive, Suite 900, Chicago, Illinois 60606, as of the time and date of the recording of this Deed (the "**Transfer Date**") the following described real estate (the "**Property**"), situated in the City of Park Ridge, County of Cook, State of Illinois, more particularly described as follows, to wit:

See legal description set forth on Exhibit A attached hereto and incorporated herein.

Address of Real Estate: 940 and 944 Busse Highway, Park Ridge, Illinois 60068

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, 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 Property, with the hereditaments and appurtenances.

Subject to real estate taxes and assessments not yet due, and the other Permitted Exceptions set forth in Exhibit B attached hereto and incorporated herein.

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

The Grantor hereby covenants that it, and its successors and assigns, shall and will warrant and defend the title to the Property unto Grantee and the successors and assigns of Grantee forever,


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against the lawful claims of all persons claiming by, through or under Grantor by not other, excepting however the general property taxes for the calendar year 2022 and thereafter and the special taxes becoming a lien after the Transfer Date.

IN WITNESS WHEREOF, said Grantor has caused this Deed to be executed this 22 day of December, 2022.

GRANTOR:

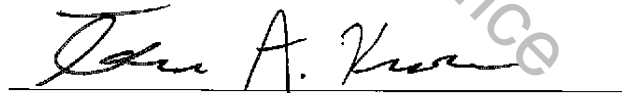
By:


 Frank J. Johnsen, Jr., as Trustee of the Frank J. Johnsen, Jr. Trust
 under Trust Agreement Dated November 6, 2004

STATE OF IL)
) SS.
 COUNTY OF COOK)

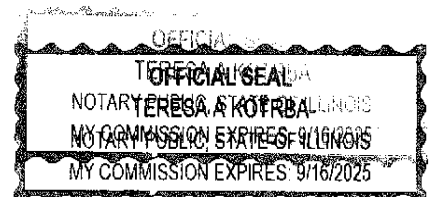
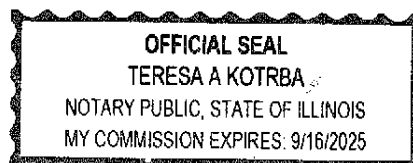
I, Teresa A. Kotrba, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Frank J. Johnsen, Jr., personally known to me to be the Trustee of the Frank J. Johnsen, Jr. Trust under Trust Agreement dated November 6, 2004, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the 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 22nd day of December, 2022.


 Notary Public

My Commission Expires:

9/16/25



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Exhibit A

LEGAL DESCRIPTION

PARCEL 1:

LOT 106 AND 107, THAT PART OF THE WHOLE VACATED ALLEY LYING SOUTHWESTERLY AND ADJACENT TO SAID LOTS 106 AND 107, THE NORTHEASTERLY 14.0 FEET OF THAT PART OF LOT 91 LYING NORTHWESTERLY OF THE SOUTHWESTERLY LINE OF LOT 106 EXTENDED SOUTHWESTERLY AND THAT PART OF THE SOUTHWEST 1/2 OF THE VACATED ALLEY ADJOINING LOT 91 OF THE NORTHEAST WHICH LIES NORTHWESTERLY OF THE NORTHWESTERLY LINE OF LOT 107, EXTENDED SOUTHWESTERLY, ALL IN H. ROY BERRY CO.'S "PINE HAVEN", BEING A SUBDIVISION OF PARTS OF THAT PART NORTHEASTERLY AND NORTHEASTERLY LINE OF RIGHT OF WAY OF CHICAGO AND NORTHWESTERN RAILWAY CO., OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

For information purposes:



Property Index No. 09-27-214-069-0000

PARCEL 2:

LOT 108, LOT 109 AND LOT 110 AND THE NORTHEAST 1/2 OF VACATED ALLEY LYING SOUTHWESTERLY OF AND CONTIGUOUS TO AND ABUTTING LOT 108, THE NORTHEAST 1/2 OF VACATED ALLEY SOUTHWESTERLY OF, CONTIGUOUS TO, ABUTTING ON LOT 109 AND LOT 110 (EXCEPTING THEREFROM THAT PART THEREOF LYING NORTHWESTERLY OF AN ARC OF A CIRCLE, HAVING A RADIUS OF 23 FEET, BEING CONVEX TO THE NORTHWEST AND TANGENT TO THE NORTHEAST AND THE WEST LINES OF SAID LOT 110 AND THE NORTHEAST 1/2 OF VACATED ALLEY LYING SOUTHWESTERLY OF, CONTIGUOUS TO AND ABUTTING ON LOT 110, IN H. ROY BERRY CO.'S PINE HAVEN, BEING A SUBDIVISION OF PARTS OF THAT PART NORTHEASTERLY OF NORTHWESTERLY LINE OF RIGHT-OF-WAY OF CHICAGO AND NORTHWESTERN RAILWAY COMPANY OF THE WEST 1/2 OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

For information purposes:

Property Index No. 09-27-214-070-0000

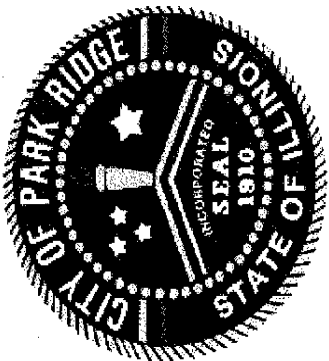
REAL ESTATE TRANSFER TAX		28-Dec-2022	
		COUNTY:	412.50
		ILLINOIS:	825.00
		TOTAL:	1,237.50
09-27-214-069-0000		20221201613404 1-244-298-576	

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Exhibit B

PERMITTED EXCEPTIONS

1. Taxes and assessments, both general and special, which are a lien but not yet due and payable.
2. Terms, conditions, provisions and restrictions as contained in Grant of Easement in favor of Commonwealth Edison Company and Middle States Telephone Company recorded September 23, 1960 as document 1943922 and as reserved in Deed registered as document 324566.
3. Terms, conditions, provisions and restrictions as reserved in a deed recorded as document 2151870 including, but not limited to, ingress and egress and surfacing of the land described.
4. Terms, conditions, provisions and restrictions as contained in an easement for ingress and egress recorded as document 2191413 (affects Parcel 2).
5. Terms, conditions, provisions and restrictions of a reserved easement(s) as contained in a Vacating Ordinance registered May 27, 1964 as document 2015529.
6. Building Set Back Line as shown on the plat of H. Roy Berry Co.'s Pine Haven registered March 31, 1927 as document 346188.
7. Rights of public or quasi-public utilities, the municipality, the State of Illinois, the public and adjoining owners in and to said vacated street(s)/alley(s).
8. Unrecorded easements, if any, for public utilities and quasi-public utilities or facilities installed in any portion of the vacated alleys and/or streets herein described, together with the right of ingress and egress to repair, maintain, replace or remove same.



CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

505 Butler PL Park Ridge, Illinois 60068
p: (847) 318-5222 | transferstamp@parkridge.us | WWW.PARKRIDGE.US

Certificate # 22-001281

Pin(s)

09-27-214-069-0000

09-27-214-070-0000

Address

940 BUSSE HWY

*This certificate acts as a receipt that the above-mentioned party
has complied with City of Park Ridge Ordinance 2020-44*

Property Transfer Tax

\$1,650.00

Date

12/20/2022

X *Christopher D. Lipman*

Christopher D. Lipman
Finance Director

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