

226ND364126EL / 3
SPECIAL WARRANTY DEED



Doc# 2302445057 Fee \$61.00

**Send Future Tax Bills To/
Grantee's Address:**

BEJ Estes, LLC
1655 Busse Road
Elk Grove Village, IL 60007

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/24/2023 02:14 PM PG: 1 OF 6

After Recording Mail To:

Drost Kivlahan McMahon & O'Connor LLC
John E. O'Connor
11 South Dunton Avenue
Arlington Heights, IL 60005

This Instrument Was Prepared By:

Ariano Hardy Ritt, et al.
Karrsten Goettel
2000 McDonald Road, Ste. 200
South Elgin, IL 60177

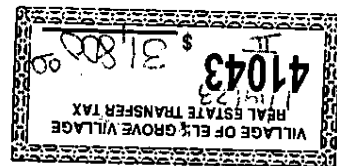
SPECIAL WARRANTY DEED

The **GRANTOR, JVC Holdings, LLC**, an Illinois limited liability company, whose principal place of business is 506 Belle Plaine, Park Ridge, Illinois, for and in consideration of TEN AND 00/100 Dollars (\$10.00), and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANTS to **BEJ Estes, LLC**, an Illinois limited liability company, whose principal place of business is 1655 Busse Road, Elk Grove Village, Illinois, in fee simple, the following described real estate situated in Cook County, State of Illinois, together with all tangible personal property permanently or regularly located at and used in and about said premises, to wit:

Legal Description: See Exhibit A.

Commonly known as: 2300 Arthur, Elk Grove Village, IL 60005

Permanent Tax Index No.:
08-35-403-042-0000
08-35-403-043-0000
08-35-403-044-0000
08-35-403-045-0000
08-35-403-058-0000
08-35-403-063-0000



6

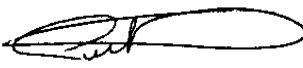
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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, all the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, 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.

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.

IN WITNESS WHEREOF, the undersigned has caused this Special Warranty Deed to be signed and sealed this 19th day of ~~February~~ ^{January}, 2023.

JVC Holdings, LLC, an Illinois limited liability company

By: 
Name: Carlos Rosales
Is: Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, Karrsten Goettel, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Carlos Rosales, personally known to me to be the Manager of JVC Holdings, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of JVC Holdings, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of ~~February~~ ^{January}, 2023.


Notary Public



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EXHIBIT A

Legal Description

THE WEST 18 FEET OF LOT 73, AND ALL OF LOTS 74, 75, 76 AND 77, AND LOT 78 (EXCEPT THE WEST 18 FEET THEREOF) IN CENTEX INDUSTRIAL PARK UNIT 8, BEING A SUBDIVISION IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 11 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 2300 Arthur, Elk Grove Village, IL 60005

Permanent Parcel Index Number: 08-35-403-042-0000
08-35-403-043-0000
08-35-403-044-0000
08-35-403-045-0000
08-35-403-058-0000
08-35-403-063-0000

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Exhibit B

Easement as shown on Plat of Centex Industrial Park Unit No. 8 Recorded January 22, 1963 as document 18702453, over the North 10 feet of said Land:

(A) For Public Utilities and Drainage Purposes; (B) For the purpose of installing and maintaining all equipment necessary for the purpose of serving the Subdivision and other property with telephone and Electric Service, together with rights to overhang all said Lots with aerial service wires, to trim, cut down and remove trees, shrubs, and saplings and of access thereto, in favor of the Illinois Bell Telephone Company and the Commonwealth Edison Company and their respective successors and assigns.

Note: Said easement grant also contains a provision that no permanent buildings or trees shall be placed on said easement.

Note: Ludlow and Associates, Inc. Survey dated November 25, 1987 shows this to be a 15 feet easement.

Easement as shown on Plat of Centex Industrial Park Unit No. 8 Recorded January 22, 1963 as document 18702453 and as shown on survey dated November 27, 1987 by Ludlow and Associates over the South 25 feet of said Land (A) For public utilities, including sewer, water and drainage purposes; (B) For the purpose of installing and maintaining all equipment necessary for the purpose of serving the Subdivision and other property with telephone and Electric Service, together with right to overhang all said Lots with aerial service wires and to trim, cut down and remove trees, shrubs and saplings and of access thereto, in favor of the Illinois Bell Telephone Company and the Commonwealth Edison Company and their respective successors and assigns.

Note: Said easement grant also contains a provision that no permanent buildings or trees shall be placed on said easement.

A 25 foot building line as shown on Plat of Centex Industrial Park Unit No. 8 Recorded January 22, 1963 as document 18702453 and as shown on survey dated November 27, 1987 by Ludlow and Associates along the South line of the Land.

Railroad, switch and spur tracks on the Northerly portion of the Land as disclosed by survey dated February 2, 2000 by United Survey Service Co., File No. 2000-5444, as disclosed by deed recorded as document 00198726.

O 24. Terms and conditions contained in Watershed Management Permit No. 17-136 recorded March 2, 2018 as Document Number 1806129098.

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 22GND364126EL

For APN/Parcel ID(s): 08-35-403-042-0000, 08-35-403-043-0000, 08-35-403-044-0000,
08-35-403-045-0000, 08-35-403-058-0000 and 08-35-403-063-0000

THE WEST 18 FEET OF LOT 73, AND ALL OF LOTS 74, 75, 76 AND 77 AND LOT 78 (EXCEPT THE WEST 18 FEET THEREOF) IN CENTEX INDUSTRIAL PARK UNIT 8, BEING A SUBDIVISION IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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COUNTY:	5,300.00
ILLINOIS:	10,600.00
TOTAL:	15,900.00

08-35-403-042-0000 | 20230101630857 | 2-094-414-672