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Chicago Title Insurance Company

**Warranty DEED
ILLINOIS STATUTORY
TENANTS BY THE ENTIRETY**

CT
23 GSA 827162HH
1005



2306934000

Doc# 2306934000 Fee \$61.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/10/2023 09:16 AM PG: 1 OF 6

THE GRANTOR(S) 8300 Wolf Road LLC, an Illinois Limited Liability Company, of the Village of Willow Springs, County of Cook, State of IL, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and warrant(s) to **TPS Ventures LLC**, an Illinois Limited Liability Company, of 2333 Carlow Dr, Darien, IL 60561 the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT FOR LEGAL DESCRIPTION.

SUBJECT TO: Covenants, conditions and restrictions of records, Private, public and utility easements and roads and highways, Special taxes or assessment for improvements not yet completed, Any confirmed special tax or assessment, Installment not due at the date hereof of any special tax or assessment for improvements heretofore completed, General taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2023.

Permanent Real Estate Index Number(s): 18-31-203-015-0000, 18-31-203-016-0000, 18-31-203-017-0000, 18-31-203-023-0000, 18-31-203-026-0000, and 18-31-203-036-0000

Address of Real Estate: 8300 S. Wolf Rd, Willow Springs, IL 60480

Dated this 2-14-23 day of _____, _____

8300 Wolf Road LLC

 (SEAL)
Pierre E. Wakim, its Sole Managing Member

COOK COUNTY Clerk's Office

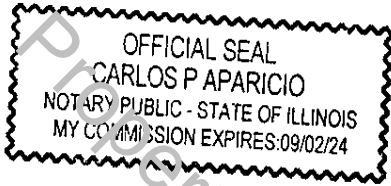
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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Pierre E. Wakim**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 14 day of February, 2023.



Carlos P. Aparicio

Notary Public

Prepared by:

Carlos P. Aparicio, Esq.
Aparicio Law Office LLC
5838 S. Archer Avenue
Chicago, IL 60638

Mail to:

Name and Address of Taxpayer:

TPS Sports
8300 Wolf Rd
Willow Springs, IL 60480

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EXHIBIT

PARCEL 1: THAT PART OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 110.32 FEET SOUTHERLY OF THE NORTHWEST CORNER THEREOF; THENCE EASTERLY PARALLEL WITH THE NORTH LINE THEREOF 69.0 FEET; THENCE NORTH 46 DEGREES, 39 MINUTES, 08 SECONDS EAST 23.16 FEET; THENCE NORTH 75 DEGREES, 07 MINUTES, 28 SECONDS EAST 17.88 FEET; THENCE SOUTH 82 DEGREES, 28 MINUTES, 40 SECONDS EAST 6.26 FEET; THENCE SOUTH 47 DEGREES, 15 MINUTES, 26 SECONDS EAST 12.92 FEET; THENCE SOUTH 20 DEGREES, 31 MINUTES, 08 SECONDS EAST 11.64 FEET, TO A POINT IN A LINE 110.32 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE THEREOF; THENCE EASTERLY ALONG SAID PARALLEL LINE 350.73 FEET TO THE WEST LINE OF THE EAST 187.46 FEET OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, AFORESAID; THENCE NORTH ALONG SAID WEST LINE 110.32 FEET OF THE NORTH LINE THEREOF; THENCE WESTERLY ALONG THE NORTH LINE THEREOF 473.54 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTHERLY ALONG THE WEST LINE THEREOF 110.32 FEET OF THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 150 FEET OF THE EAST 187.46 FEET OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE SOUTH 25 FEET OF THE SOUTH 2 ACRES OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 (EXCEPT THE EAST 242.46 FEET THEREOF) OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4: THE SOUTH 23 FEET OF THE EAST 242.46 FEET OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5: THE SOUTH 2 ACRES OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 (EXCEPT THE EAST 242.46 FEET THEREOF AND EXCEPT THE SOUTH 25 FEET THEREOF) OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6: THAT PART OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 110.32 FEET SOUTHERLY OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89 DEGREES 59 MINUTES 51 SECONDS EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION, 69.00 FEET; THENCE NORTH 46 DEGREES 39 MINUTES 8 SECONDS EAST, 23.16 FEET; THENCE NORTH 75 DEGREES 7 MINUTES 28 SECONDS EAST, 17.88 FEET; THENCE SOUTH 82 DEGREES 28 MINUTES 40 SECONDS EAST, 6.26 FEET; THENCE SOUTH 47 DEGREES 15 MINUTES 26 SECONDS EAST, 12.92 FEET; THENCE SOUTH 20 DEGREES 31 MINUTES 8 SECONDS EAST, 11.64 FEET TO SAID PARALLEL LINE; THENCE EASTERLY ALONG SAID PARALLEL LINE, 108.65 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING ALONG SAID PARALLEL LINE 241.93 FEET TO THE WEST LINE OF THE EAST 187.46 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE SOUTH 0 DEGREES 2 MINUTES 3 SECONDS WEST, ALONG SAID WEST LINE, 30.00 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 51 SECONDS WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION, 241.61 FEET (TO A POINT CURRENTLY 0.04 FEET EASTERLY OF THE UPPER CONCRETE POOL DECK); THENCE NORTH 0 DEGREES 34 MINUTES 38 SECONDS WEST, 30.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 7: A NONEXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 6, OVER THAT PART OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 110.32 FEET SOUTHERLY OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89 DEGREES 59 MINUTES 51 SECONDS EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTH

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1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION, 69.00 FEET; THENCE NORTH 46 DEGREES 39 MINUTES 8 SECONDS EAST, 23.16 FEET; THENCE NORTH 75 DEGREES 7 MINUTES 28 SECONDS EAST, 17.88 FEET; THENCE SOUTH 82 DEGREES 28 MINUTES 40 SECONDS EAST, 6.26 FEET; THENCE SOUTH 47 DEGREES 15 MINUTES 26 SECONDS EAST, 12.92 FEET; THENCE SOUTH 20 DEGREES 31 MINUTES 8 SECONDS EAST, 11.64 FEET TO SAID PARALLEL LINE; THENCE EASTERLY ALONG SAID PARALLEL LINE, 108.65 FEET; THENCE SOUTH 0 DEGREES 34 MINUTES 38 SECONDS EAST, 20.00 FEET (TO A POINT CURRENTLY 0.04 FEET EASTERLY OF THE UPPER CONCRETE POOL DECK); THENCE NORTH 89 DEGREES 59 MINUTES 51 SECONDS WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION, 231.78 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31; THENCE NORTH 0 DEGREES 4 MINUTES 46 SECONDS EAST, 20.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY AS SET FORTH IN TRUSTEE'S DEED RECORDED FEBRUARY 27, 2004 AS DOCUMENT 0405833094.

EXCEPT THAT PART SAID PARCELS 1, 4 AND 6 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE SOUTH LINE OF PARCEL 6 AND A LINE THAT IS 202.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 31; THENCE NORTH ALONG SAID PARALLEL LINE 163.32 FEET TO THE NORTH LINE OF SAID PARCEL 4; THENCE WEST ALONG THE NORTH LINE OF PARCEL 4, 32.00 FEET; THENCE SOUTH ON A LINE 234.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 31, A DISTANCE OF 163.32 FEET TO THE SOUTH LINE OF SAID PARCEL 6; THENCE EAST ALONG THE SOUTH LINE OF SAID PARCEL 6 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PLAT ACT AFFIDAVIT

STATE OF IL
COUNTY OF COOK

Escrow No.: 23GSA827167HHM

8300 Wolf Road LLC, being duly sworn on oath, states that _____ resides at 8300 S. Wolf Rd., Willow Springs, IL 60480. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one (1) of the following exemptions as shown by Amended Act which became effective July 17, 1999.

2. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any streets or easements of access.
3. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcel or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easement of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED

Affiant further states that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

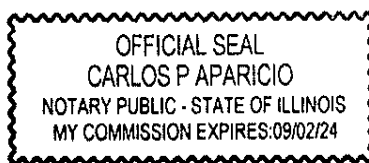
8300 Wolf Road LLC

BY: Pierre E. Watkins

STATE OF IL
COUNTY OF COOK

Subscribed and sworn to before me this 09 of March, 2023

Carlos P. Aparicio
Notary Public



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REAL ESTATE TRANSFER TAX

17-Feb-2023



COUNTY:	1,450.00
ILLINOIS:	2,900.00
TOTAL:	4,350.00

18-31-203-015-0000

20230201654899

1-335-078-736