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Karen A. Yarbrough
Cook County Clerk
Date: 03/16/2023 10:25 AM Pg: 1 of 4

Dec ID 20230201654353
ST/CO Stamp 0-345-026-384 ST Tax \$4,550.00 CO Tax \$2,275.00

THIS INSTRUMENT PREPARED BY:

Sarah B. Virani
MELTZER, PURTILL & STELLE LLC
125 S. Wacker Drive, Suite 2900
Chicago, IL 60606

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22012059WF

ABOVE SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of this 15th day of February, 2023, between AP ASSET MANAGEMENT, LLC, an Illinois limited liability company ("Grantor"), having an address at 230 Hidden Creek Road, Lake Zurich, Illinois 60047, and 70TH PLACE PROPERTIES LLC, an Illinois limited liability company ("Grantee"), having an address at 7646 W. 63rd Street, Summit, Illinois 60501. WITNESSETH that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, ASSIGN AND CONVEY unto the Grantee and to Grantee's successors and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto.

Permanent Index No.: 19-21-301-018-0000; 19-21-301-019-0000

Address of Property: 5570 W. 70th Place, Bedford Park, Illinois 60638

Together with all and singular the hereditaments and appurtenances thereto 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 Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee and Grantee's successors and assigns forever.

And Grantor, for themselves and their successors, do covenant, promise and agree, to and with Grantee and Grantee's successors and assigns, that they have not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those matters set forth in Exhibit B.

[Signature Page Follows]

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

GRANTOR:

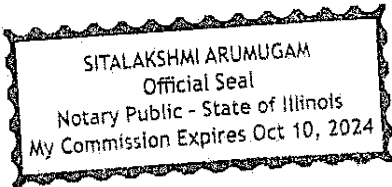
AP ASSET MANAGEMENT, LLC
an Illinois limited liability company

By: *John Marks*
Name: John Marks
Its: Manager

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that John Marks, the Manager of AP ASSET MANAGEMENT, LLC, an Illinois limited liability company (the "Company") appeared before me this day in person and acknowledged that he signed, sealed and delivered this instrument as his free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 14th day of February, 2023.



Sitalakshmi Arumugam
Notary Public

After recording, mail to:
Goldstine, Skrodzki, Russian, Nemecek & Hoff, Ltd.
Attention: Robert D. Goldstine
835 McClintock Drive, Second Floor
Burr Ridge, IL 60527

Sent subsequent tax bills to:
70th Place Properties LLC
Attention: Laurel Dineff
~~7616~~ 7636 W. 63rd Street
Summit, IL 60501

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EXHIBIT A

Legal Description

PARCEL 1:

THE WEST 30 FEET OF THE EAST 193.27 FEET AS MEASURED ON THE SOUTH LINE THEREOF OF LOT 11 IN CENTRAL/70, A SUBDIVISION OF THE SOUTH 1/2 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 11 (EXCEPT THE EAST 193.27 FEET THEREOF, AS MEASURED ON THE SOUTH LINE THEREOF) IN CENTRAL/70, A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND EXCEPTING FROM BOTH PARCELS THAT STRIP OF LAND CONVEYED TO THE BELT RAILWAY COMPANY OF CHICAGO APRIL 18, 2008 AS DOCUMENT NUMBER 0810918036 AFFECTING THE NORTHERLY PART OF BOTH PARCELS IN QUESTION AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 21.5 FEET (MEASURED PERPENDICULAR TO THE NORTH LINE THEREOF) OF LOT 11 (EXCEPT THE EAST 163.27 FEET THEREOF, AS MEASURED ON THE SOUTH LINE THEREOF) IN CENTRAL 70, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 1976 AS DOCUMENT NO. 23443478, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 19-21-301-018-0000; 19-21-301-019-0000

Address of Real Estate: 5570 W. 70th Place, Bedford Park, Illinois 60638



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EXHIBIT B

Permitted Exceptions

- (a) General real estate taxes for the years 2022 and 2023 and subsequent years, not yet due and payable.
- (b) Encroachment of the fence located mainly on the Land onto the property North and adjoining by approximately 0.87 feet, as shown on Plat of Survey made by IG Consulting, Inc. dated February 2, 2023, Project No. 14775.
- (c) Unrecorded commercial building lease dated December 15, 2014 between 70th Place Properties LLC, successor-in-interest to AP Asset Management, LLC, as landlord, and Alpha Products, Inc., as tenant.
- (d) Public utilities easements as shown on the Plat of Subdivision, recorded April 7, 1976 as document 23443478.
(affects the West 50 feet of Parcel 2)
- (e) Easement in favor of Illinois Bell Telephone Company, Commonwealth Edison Company, and its/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 thereto contained in the Plat recorded/filed as Document No. 23443478.
(affects the West 50 feet of Parcel 2)
- (f) Easement for roadway over the West 50 feet of the Land as shown on Plat of Subdivision recorded April 7, 1976 as document 23443478. (affects the West 50 feet of Parcel 2).
- (g) Possible unrecorded utility easements along the South line of the property as suggested by the presence of manholes and other utility facilities shown on the survey made by IG Consulting Inc., dated February 2, 2023, Project No. 14775.