

UNOFFICIAL COPY

Doc#: 2308346036 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/24/2023 09:58 AM Pg: 1 of 3

Dec ID 20230301665033
ST/CO Stamp 1-762-930-896 ST Tax \$334.00 CO Tax \$167.00

WARRANTY DEED

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

File No: 23155741 2/2

THIS INDENTURE WITNESSETH, that the Grantor(s), Rolling Meadows Property Group, Inc., an Illinois corporation, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO 3600 Berdnick Inc, an Illinois Corporation, the following described real estate, to-wit:

Parcel 1: The East 50 feet as measured along the South line thereof of the following described parcel: That part of the North 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 23, Township 42 North, Range 10, East of the Third Principal Meridian, lying South of the Chicago and Northwestern Railroad (except the West 600 feet thereof and that part lying East of a line 333 feet West of (as measured along the Southerly line of said Chicago and Northwestern Railroad) and parallel with the East line of Section 23) in Cook County, Illinois.

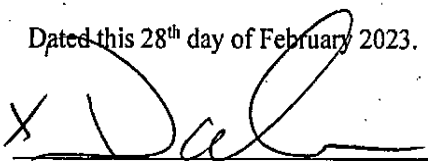
Parcel 2: That part of the Southeast 1/4 of Section 23, Township 42 North, Range 10 East of the Third Principal Meridian, described as follows:
Beginning at a point where the East line of said Section 23 intersects the Southerly line of the right of way of the Chicago and Northwestern railroad; running thence Northwesterly along said Southerly line of said right of way, 333 feet; thence South parallel with the East line of said Section, 150 feet; thence Southeasterly parallel with the said Southerly line of the right of way, 333 feet to the East line of said Section; thence North along the East line of said Section 150 feet to the place of beginning, (excepting therefrom all that part lying East of a line 56 feet West of the East line of said Section, as measured at right angles to said Section line), all in Cook County, Illinois.

Except that part conveyed to the City of Rolling Meadows by Deed recorded February 23, 2004, as document number 0405449093.

Permanent Real Estate Index Number: 02-23-401-002 & 013
Address of Real Estate: 3600 Berdnick St, Rolling Meadows, IL 60008.

Subject to the following restrictions: a) all taxes and special assessments for the year 2022 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 28th day of February 2023.



By: Dana Alsoudi, as authorized agent for
Rolling Meadows Property Group, Inc

UNOFFICIAL COPY

STATE OF ILLINOIS)

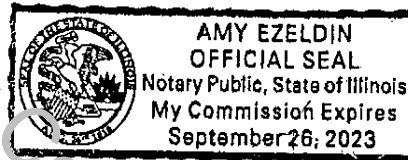
COUNTY OF COOK)ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Dana Alsoudi, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 Notarial Seal this 28 day of February, 2023

Amy Ezeldin
Notary Public

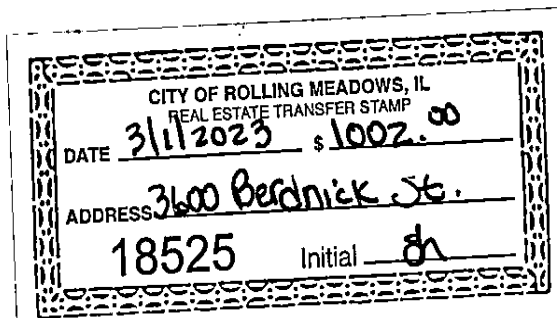
This Instrument was prepared by:
Ezeldin Law Firm, PC
10125 S Roberts Rd.
Suite 101
Palos Hills IL 60465



Future Tax Bills to:
3600 Berdnick Inc
3600 Berdnick St.
Rolling Meadows IL 60008

After recording return document to:
3600 Berdnick Inc.
10125 S. Roberts Rd.
Suite 101
Palos Hills, IL 60465

REAL ESTATE TRANSFER TAX		13-MAR-2023
	COUNTY:	167.00
	ILLINOIS:	334.00
	TOTAL:	501.00
02-23-401-002-0000 20230301665033 1-762-930-896		



UNOFFICIAL COPY

PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)

COUNTY OF COOK)SS

Amy Friedman, being duly sworn on oath, states that
affiant resides at _____

And further states that: (please check the appropriate box)

A. That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or

B. That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons:
(please circle the appropriate number)

1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
2. 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;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. 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;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;

10 This conveyance is of land described in the same manner as title was taken by grantor(s).

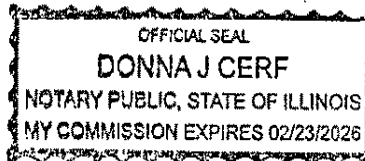
AFFIANT further states that 5 he makes this affidavit for the purpose of inducing the Recorder of Deeds of COOK County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

This 1 day of MARCH, 2023.

[Signature]

Signature of Notary Public



[Signature]

Signature of Affiant