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Doc# 2309706307 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/07/2023 03:27 PM PG: 1 OF 4

Special Warranty Deed

This instrument was prepared by:
Florence Harewood-Guerrier, Esq.
Ampler Development LLC
PO Box 1188
Pittsburg, KS 66762

Please Return Document to:
Lake California LLC
P. O. Box 12278
Chicago, IL 60612
Attention: Chris Loutris

A3 -734758 -A A

SPECIAL WARRANTY DEED

FOR CLERK'S USE ONLY

THIS INDENTURE WITNESSETH, that **Ampler Development LLC**, a Delaware limited liability company authorized to do business in the State of Illinois ("Grantor"), for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration in hand paid, GRANTS, BARGAINS, SELLS, AND CONVEYS to **Lake California LLC**, an Illinois limited liability company ("Grantee"), the following described real estate, to-wit:

LEGAL DESCRIPTION

LOTS 8 TO 13 BOTH INCLUSIVE (EXCEPT THE EAST 17.0 FEET THEREOF) IN "THE FOREST VIEW" BEING GEORGE LANDECK'S SUBDIVISION OF THE EAST 270.0 FEET OF THE SOUTH 1010.77 FEET OF LOT 3 AND LOT 4 (EXCEPT THE NORTH 336.0 FEET) IN SUBDIVISION OF THE SOUTH 23.05 CHAINS OF THAT PART LYING WEST OF CENTER OF WAUKEGAN ROAD OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel No.: 10-18-320-012-0000; 10-18-320-013-0000; 10-18-320-014-0000; 10-18-320-015-0000; 10-18-320-016-0000

Parcel Address: 8840 Waukegan Road, Morton Grove, IL 60053

Together with any and all improvements located on the land, and with all and singular the rights, privileges, hereditaments, and appurtenances pertaining to such real property, Grantor hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.



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This conveyance is being made by Grantor and accepted by Grantee subject to all easements, restrictions, rights, reservations, encumbrances, and other matters set forth in Exhibit A attached hereto and made a part hereof for all purposes (collectively, the "Permitted Exceptions"), but only to the extent such Permitted Exceptions are valid and existing as of the date hereof.

And Grantor covenants with Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, this deed is an absolute conveyance, Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend such title against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

[Signature Page Follows]

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP
 NO. 09505 AMOUNT \$ 6,330 DATE 3/31/23
 ADDRESS 8840 Waukegan Rd.
(VOID IF DIFFERENT FROM DEED)
 BY K. OOO

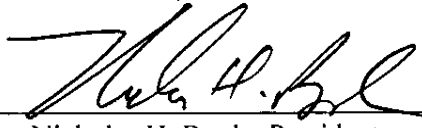
REAL ESTATE TRANSFER TAX		07-Apr-2023	
	COUNTY:	1,055.00	
	ILLINOIS:	2,110.00	
TOTAL:		3,165.00	
10-18-320-012-0000		20230301676859 1-179-944-144	

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 31st day of March, 2023.

AMPLER DEVELOPMENT LLC

By: 
Nicholas H. Boyle, President

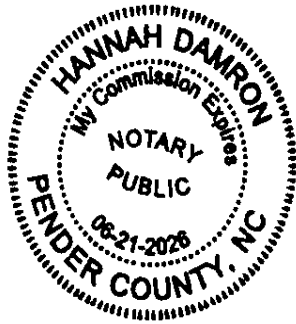
ACKNOWLEDGMENT

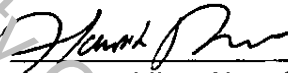
STATE OF North Carolina)
) SS.
COUNTY OF Pender)

Before me, the undersigned Notary Public, personally appeared Nicholas H. Boyle, as President of **Ampler Development LLC**, known or proven to me to be the same person whose name is subscribed to the foregoing instrument, and acknowledged that he signed and delivered the foregoing Special Warranty Deed as a free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 31st day of March, 2023.

[Seal]




Notary Public - Signed
Hannah Damron
Printed

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EXHIBIT A Permitted Exceptions

1. Covenants, easements, and restrictions of record;
2. Real estate taxes and assessments which are a lien but not yet due and payable;
3. Rights of A G Bells II LLC, a Nebraska limited liability company, as Lessee pursuant to that certain unrecorded Lease Agreement dated March 10, 2021, as amended by that certain First Amendment to Lease Agreement dated November 11, 2022, as disclosed by that certain Amended and Restated Memorandum of Lease filed with the Special Warranty Deed in the Real Property Records, Cook County, Illinois;
4. Matters referenced by Survey of the Land prepared by Architects, Inc., dated July 15, 2022, as follows:
 - a) Overhead utility lines running across the Southwesterly corner of the Land and along the West line.
 - b) 10-foot rear setback line along the West line.
 - c) Rights of access to the sanitary sewer lines, underground detention vault and manholes on the Land by public or quasi-public utility companies.
 - d) Rights of access to the utility poles located on the Land by public or quasi-public utility companies.
 - e) Encroachment of the corner walls located on the Land over the South line and onto the adjoining land by as much as 0.15 feet.