

# UNOFFICIAL COPY

Doc#: 2310729140 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/17/2023 03:26 PM Pg: 1 of 3

## Warranty Deed

ILLINOIS

Dec ID 20230401692557  
ST/CO Stamp 1-314-878-672 ST Tax \$3,600.00 CO Tax \$1,800.00

*Above Space for Recorder's Use Only*

**THIS WARRANTY DEED** is made this 14th day of April, 2023, 200 WEST NORTHWEST HIGHWAY, LLC, an Illinois limited liability company (the "Grantor"), 618 East Golf Road, Arlington Heights, Illinois 60005, conveys and warrants to Grantee MT PROSPECT 33, LLC, an Illinois limited liability company (the "Grantee"), 13037 S LaGrange, Palos Park, IL 60464, all interest in and to the following described real estate situated in the County of Cook, State of Illinois ("Property") for and in consideration of Ten and 00/100ths (\$10.00) Dollars, the receipt and sufficiency of which is hereby acknowledged.

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF, together with all improvements located thereon and appurtenances thereto.

**ADDRESS:** 200-230 West Northwest Highway, Mount Prospect, Illinois 60056, located in Cook County, State of Illinois.

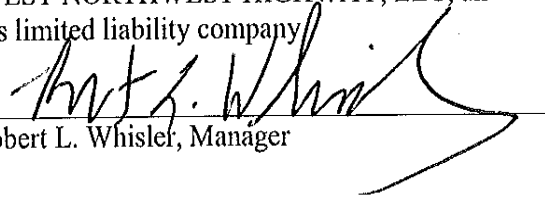
**PROPERTY INDEX NUMBER(S):** 08-12-100-013-0000

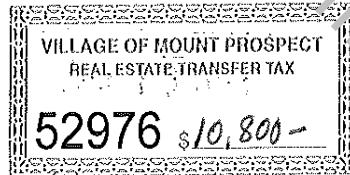
TO HAVE AND TO HOLD the Property, with its appurtenances unto the said Grantee, its successors and assigns forever. Grantor covenants with the Grantee that the Grantor is now seized in fee simple absolute of the Property; that the Grantor has full power to convey same; and that the Grantor warrants and defends the state of title against all lawful claims of all persons claiming under, by or through them.

**SUBJECT TO:** The matters set forth on Exhibit B attached hereto and incorporated by reference herein.

**IN WITNESS WHEREOF**, the Grantor has caused this Deed to be signed on the date set forth above.

200 WEST NORTHWEST HIGHWAY, LLC, an Illinois limited liability company

By:   
Robert L. Whisler, Manager



State of Illinois )  
) ss.  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ROBERT L. WHISLER, one of the Managers of 200 WEST NORTHWEST HIGHWAY, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.



Given under my hand and official seal April 14, 2023.

  
Notary Public

JP 7/16 23-002-802 033

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## Exhibit A

### LEGAL DESCRIPTION

For the premises commonly known as 200-230 West Northwest Highway, Mount Prospect, Illinois 60056

#### PARCEL 1:

LOT 1 (EXCEPT THAT PART OF LOT 1 IN DESIDERATA SUBDIVISION IN SECTION 12, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 246.07 FEET; THENCE EAST ALONG A LINE THAT IS PERPENDICULAR TO THE WEST LINE OF SAID LOT 1, A DISTANCE OF 67.34 FEET; THENCE NORTHEASTERLY ALONG A LINE THAT IS DRAWN PERPENDICULAR TO THE SOUTHWESTERLY LINE OF LOT 1, A DISTANCE OF 65.76 FEET; THENCE EAST ALONG A LINE THAT IS DRAWN PERPENDICULAR TO THE WEST LINE OF SAID LOT 1, A DISTANCE OF 55.38 FEET TO THE MOST WESTERLY EAST LINE OF SAID LOT 1; THENCE NORTH ALONG SAID EAST LINE TO THE NORTH LINE OF SAID LOT 1; THENCE WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, SAID LOT 1 IN DESIDERATA SUBDIVISION IN SECTION 12, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

EASEMENT FOR WATER MAIN: THAT PART OF LOT 1 IN DESIDERATA SUBDIVISION IN SECTION 12, TOWNSHIP, 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF SAID LOT 1, SAID POINT BEING 246.07 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE EAST ALONG A LINE DRAWN PERPENDICULAR TO THE WEST LINE OF SAID LOT 1 A DISTANCE OF 67.34 FEET TO THE POINT OF BEGINNING OF THE PROPERTY INTENDED TO BE DESCRIBED; THENCE NORTHEASTERLY ALONG A LINE THAT IS DRAWN PERPENDICULAR TO THE SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 10.0 FEET; THENCE NORTHWESTERLY A DISTANCE OF 84.85 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1, SAID POINT BEING 84.45 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH ALONG SAID WEST LINE, 17.63 FEET; THENCE SOUTHEASTERLY 78.72 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS: THAT PART OF LOT 1 IN DESIDERATA SUBDIVISION IN SECTION 12, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE 3RD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 1, SAID POINT BEING 22.0 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1; THENCE EAST ALONG A LINE DRAWN PERPENDICULAR TO SAID WEST LINE A DISTANCE OF 72.93 FEET; THENCE NORTHEASTERLY ALONG A LINE DRAWN PERPENDICULAR TO THE SOUTHWESTERLY LINE OF SAID LOT 1 A DISTANCE OF 77.49 FEET; THENCE WEST ALONG A LINE DRAWN PERPENDICULAR TO THE WEST LINE OF SAID LOT 1 A DISTANCE OF 21.39 FEET; THENCE SOUTHWESTERLY ALONG A LINE DRAWN PERPENDICULAR TO THE SOUTHWESTERLY LINE OF SAID LOT 1 A DISTANCE OF 50.50 FEET; THENCE WEST ALONG A LINE DRAWN PERPENDICULAR TO THE WEST LINE OF SAID LOT 1 A DISTANCE OF 60.07 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1, SAID POINT BEING 45.0 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH ALONG SAID WEST LINE, 23.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Tax ID/Parcel No.: 08-12-100-013-0000

**UNOFFICIAL COPY**Exhibit B**PERMITTED EXCEPTIONS**

1. General taxes for the year 2022 2nd Installment, 2023 and subsequent years which are not yet due or payable.

Tax identification no.: 08-12-100-013-0000

2. Mortgage dated from Mt Prospect 33, LLC, an Illinois limited liability company to Peoples Bank, recorded on as, in the principal sum of \$2,340,000.00.
3. Rights of tenants, as tenants only, under terms and conditions of unrecorded leases.
4. Any rights, easements, interests or claims which may exist by reason of or reflected by the following facts shown on the survey dated March 20, 2023 by Michael J. Emmert Surveys, Inc.;  
  
Encroachment of Building onto 10' ft. Utility Easement by approximately 2.21' feet.
5. Terms and Provisions of Ordinance 6159 recorded as Document No. 1428718040 on October 14, 2014 and amended by Ordinance 6230 recorded on December 22, 2015 as Document No. 1535619114 made by the Village of Mount prospect granting an unconditional use permit to operate a drive-through for property located at 200 West Northwest Highway, Mount Prospect, Illinois.
6. Terms and provisions contained in the No Further Remediation Letter issued by the Illinois Environmental Protection Agency recorded on April 28, 2015 as Document No. 1511856000.
7. Terms, Provisions and Conditions of Grant of Easement to Northern Illinois Gas Company, an Illinois corporation, doing business as Nicor Gas Company recorded August 1, 2017 as Document No. 1721318068.

(Affects the Northeasterly line of Lot 1)

Terms, conditions and provisions of the document creating the easements described in Schedule A, together with the rights of the adjoining owners in and to the concurrent use of said easements. (See LR2875584 and LR2875585 for particulars)

This instrument was prepared by:

Lee F. DeWald  
DeWald Law Group PC  
1237 S. Arlington Heights Rd.  
Arlington Heights, Illinois 60005

Send subsequent tax bills to:

Mt Prospect 33, LLC  
~~406 Atwood Ct.~~  
~~Downers Grove, IL 60527~~  
13037 S LaGrange  
Palos Park, IL 60464

Recorder-mail recorded document to:

Nicholas C. Huang  
Frost Brown Todd LLP  
111 Monument Circle, Suite 4500  
Indianapolis, Indiana 46204