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WARRANTY DEED

GRANTOR, 125 Oakton LLC, an Illinois limited liability company, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid, **CONVEYS** and **WARRANTS** to **GRANTEE**:

Pepper Real Estate Holdings, LLC, an Illinois limited liability company
411 Lake Zurich Road
Barrington, IL 60010

the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION IN EXHIBIT A

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

Permanent Index Numbers: 09-30-100-015-0000 and 09-30-100-016-0000

Common Address: 125 E. Oakton Street, Des Plaines, IL 60018

[Signature page follows.]

22CSA834241LP
LJM 10/11

DES PLAINES, ILL. Real Estate Transfer Tax
No. 68969
\$2,000.00
\$1,000.00
125 E OAKTON ST
CITY OF DES PLAINES

REAL ESTATE TRANSFER TAX

05-May-2023



COUNTY: 4,100.00
ILLINOIS: 8,200.00
TOTAL: 12,300.00

09-30-100-015-0000

| 20230401688122 | 0-439-001-808

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IN WITNESS WHEREOF, said Grantor has set its hand hereunto this 20th day of April, 2023.

125 OAKTON LLC,
an Illinois limited liability company

By: *Douglas M. Cook*
Douglas M. Cook, Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County in the State aforesaid, **DOES HEREBY CERTIFY** that Douglas M. Cook, Manager of 125 Oakton LLC, 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 on behalf of said company, as his free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of April, 2023.



Ellen J Brannan
Notary Public

This instrument prepared by: Timothy Nelson, 330 N. Wabash, Suite 1700, Chicago, IL 60611

► After recording mail to: →
Mail Subsequent Tax Bills to:

*Pepper Construction Group
Attn: Christopher Averill
411 Lake Zurich Road
Barrington IL 60010*

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 1 AND 2 IN ANDERSON-MILLER DES PLAINES INDUSTRIAL PARK UNIT 3, BEING A RESUBDIVISION OF LOTS 2, 3, 4 AND PART OF LOTS 5 AND 6 IN GREWE'S SUBDIVISION OF THAT PART OF THE NORTHWEST FRACTIONAL 1/4 AND THE WEST 1/2 OF THE WEST L/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE 14.70 FEET NORTH OF THE EAST AND WEST CENTER LINE OF THE NORTH 1/2 OF SAID SECTION (EXCEPT THE RIGHT OF WAY OF THE DES PLAINES VALLEY RAILWAY), EXCEPT THAT PART TAKEN FOR OAKTON STREET BY DOCUMENT 10627381; TOGETHER WITH THE EAST 102.00 FEET OF LOT 1 AND THAT PART OF LOT 6, LYING NORTHERLY OF A 19-FOOT SWITCH TRACK EASEMENT IN GEORGE H. GEILS' SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 AND THE SOUTH 14.70 FEET OF THE NORTH 1/2 OF THE NORTH L/2 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 12 LYING WEST OF THE RIGHT OF WAY OF THE DES PLAINES VALLEY RAILWAY AS SHOWN ON PLAT RECORDED SEPTEMBER 10, 1928 AS DOCUMENT 10142179, IN COOK COUNTY, ILLINOIS.

PINs: 09-30-100-015-0000 and 09-30-100-016-0010

Property Address: 125 E. Oakton Street, Des Plaines, IL 60018

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes not yet due and payable at the time of closing.
2. Matters done or suffered by Grantee or anyone claiming by, through, or under Grantee.
3. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
4. A 65 foot building line on the North part of the land and a 50.00 foot building line over the West line of the land as shown on the Plat of Resubdivision, recorded December 9, 1964 as document 19329309.
5. A 12.5 foot easement over the Southerly line for switch and spur tracks and utilities as shown on Plat of Resubdivision, recorded December 9, 1964 as document 19329309.
6. A 10 foot utility easement over the East line as shown on Plat of Resubdivision, recorded December 9, 1964 as document 19329309.
7. Covenants, conditions, restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as contained in deed from Evanston Trust and Savings Bank Trust Number 592 to Studebaker, Inc., dated March 31, 1966 and recorded on May 17, 1966 as Document No. 19828753, re use, character and location of buildings to be erected on the land.

Note: Said instrument contains no provisions for a forfeiture of or reversion of title in case of breach of condition

8. Easements upon, under, over and across the north 15.00 feet (within 65 foot building line) West 15.00 feet (within 65 foot building line), and the South 12-1/2 feet and the East 10 feet as created by reservation in the Trustee's deed recorded April 21, 1965 as documents 19441357 and 19828753.
9. Covenants, conditions, restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as created by Trustee's deed recorded on April 21, 1965 as Document No. 19441357, re construction, materials which may be used on the land, storage, signs, landscaping, permit plans, set-back requirements and zoning use, variations, etc.

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Note: Said instrument contains no provisions for a forfeiture of or reversion of title in case of breach of condition E

10. Overhead electrical lines over the southerly portion of the property as shown on the Survey dated October 12, 2022, prepared by Xcel Consultants, job no. 234617.
11. Encroachment of the bituminous pavement located mainly on the subject property over and onto the property east and adjoining by approximately 7.9' as shown on the Survey dated October 12, 2022, prepared by Xcel Consultants, job no. 234617.

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