

UNOFFICIAL COPY

Doc#: 2312508089 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/05/2023 10:54 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

Dec ID 20230401600864
ST/CO Stamp 2-021-040-848

(B) 22NW6124900 RM
1/2

THE GRANTOR, **RIVERPOINT PROPERTY TRUST, LLC**, A Delaware Limited Liability Company authorized to transact business in Illinois, of 2111 E. Pratt Blvd., Elk Grove Village, Illinois, 60007, for and in consideration of \$10.00, hereby grants, bargains, sells, and conveys to the **VILLAGE OF ELK GROVE VILLAGE**, an Illinois Municipal Corporation having its principal office located at 901 Wellington Avenue, Elk Grove Village, Illinois 60007-3499, the Grantee, all of the following described land and the improvements thereon situated in the County of Cook, States of Illinois, the Real Estate, legally described as follows:

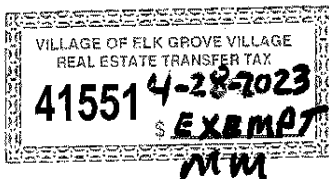
LOT 2 IN THE TONNE MONOPOLE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34, IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 7, 2023 AS DOCUMENT NO. 2303815010.

Common Address: 2025 Tonne Road, Elk Grove Village, Illinois 60007

Permanent Index Number: 08-34-300-050-0000 (Underlying)

Together with all the hereditaments and appurtenances thereto: to have and to hold the same, with appurtenances thereto, forever, subject to the follow matters: attached hereto and incorporated herein as Exhibit A.

Dated: April ^{25th}, 2023



Signature of Grantor: _____

River Point Property Trust, LLC
By: Sebastian Madej
Its Manager

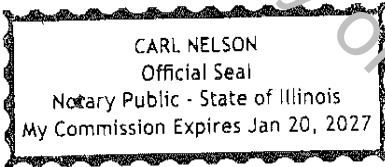
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that **SEBASTIAN MADEJ**, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his 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 official seal, this 25 day of April, 2023.

[Signature]
Notary Public



This transfer is exempt per 35 ILCS 200/31-45 para. (b), and Section 74-106 of the Cook County Real Property Transfer Tax Ordinance

DATE: April 25th, 2023

[Signature]
Signature of Buyer, Seller or Representative

Tax Bills To:
Village of Elk Grove Village
Attn: Christine Tromp
901 Wellington Avenue
Elk Grove Village, IL 60007-3499

Prepared by:
Gerald B. Borden
Wiczer, Sheldon & Jacobs LLC
500 Skokie Blvd., Ste 325
Northbrook, IL 60062

Return to after Recording:
William J. Payne
Attorney At Law
1100 W. Northwest Hwy., Ste. 103
Mount Prospect, IL 60056

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT 'A'

1. Subject to general real estate taxes for 2022 and thereafter for the Real Estate being conveyed to the Grantee, the Village of Elk Grove Village.
2. Notice of remediation recorded September 1, 2022, as Document No. 2224415011, and the terms, provisions and condition of this document.
3. All terms, conditions, limitations, setbacks, and easement as referenced in the Tonne Monopole Final Plat of Subdivision recorded on February 7, 2023 as Document No. 2303815010 as those matters as set forth in Resolution No. 58-22 approving said Plat.
4. Building Line as shown on the Tonne Monopole Final Plat of Subdivision recorded 2303815010, over the West 25 feet of Lot 1 and as reference in Document No. 224176125.
5. Easement for Underground Public Utilities, sewer, water and drainage and the easement provisions and grantees, as Set Forth on the Tonne Monopole Final Plat of Subdivision recorded 2303815010, over the West 25 feet of Lot 2 and as reference 1 Document No. 224176125.
6. Easement for public utilities and Drainage, and the easement provisions and grantees as set forth on the Tonne Monopole Final Plat of Subdivision recorded as Document No. 2303815010 over the North 10 feet of Lot 1, the East 15 feet of Lot 1, South 10 feet of lot 1, and partial West 10 feet of Lot 1 and as reference in Document No. 224176125.

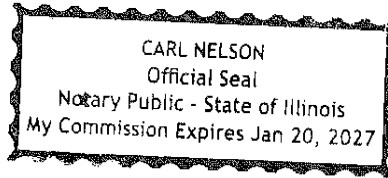
UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: April 25th, 2023 By: [Signature]
RIVERPOINT PROPERTY TRUST, LLC, Grantor

Subscribed and sworn to before me by
Sebastian Males
this 2nd day of April, 2023.

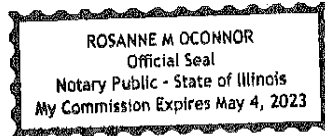


[Signature]
Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: April 28, 2023 By: [Signature]
VILLAGE OF ELK GROVE VILLAGE, Grantee

Subscribed and sworn to before me by
William J. Prang Attorney
this 28th day of April, 2023.



[Signature]
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identify of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)