

# UNOFFICIAL COPY

Doc#: 2312528054 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/05/2023 02:56 PM Pg: 1 of 9

THIS DOCUMENT WAS  
PREPARED BY:

Patzik, Frank & Samotny Ltd.  
200 South Wacker Drive, Suite 2700  
Chicago, Illinois 60606  
Attn: Gina Murillo, Esq.

AFTER RECORDING RETURN TO:

LKQ Corporation  
500 W. Madison St., Suite 2800  
Chicago, IL 60661  
Attn: Andrew R. Andrew

Dec ID 20230401607495  
ST/CO Stamp 0-555-852-496 ST Tax \$18,000.00 CO Tax \$9,000.00  
City Stamp 2-116-133-584 City Tax: \$189,000.00

(This space reserved for recording date)

## SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, made as of May 3rd, 2023 by **GI Division Property LLC**, an Illinois limited liability company, having an address at 11554 South Avenue O, Chicago, IL 60617 ("**Grantor**"), to and in favor of **LKQ PICK YOUR PART MIDWEST, LLC**, a Delaware limited liability company, having an address at c/o LKQ Corporation, 500 West Madison Street, Suite 2800 Chicago, Illinois 60661 ("**Grantee**").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, GRANT, BARGAIN, SELL AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, all interest in and to the real estate situated in the County of Cook and State of Illinois, known and described on Exhibit A attached hereto and by this reference made a part hereof (the "**Property**"), subject to those matters set forth on Exhibit B attached hereto and made a part hereof (the "**Permitted Exceptions**").

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Property as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Property, it has not done or suffered to be done anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, except for the Permitted Exceptions set forth on Exhibit B attached hereto and made a part hereof; and that subject to such Permitted Exceptions, the Grantor will WARRANT AND FOREVER DEFEND the Property against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

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IN WITNESS WHEREOF, Grantor has signed and sealed and delivered this instrument as of the day and year first above written.

**GRANTOR:**

**GI Division Property LLC, an  
Illinois limited liability company**

By: Iron Realty LLC, an Illinois limited liability  
company, its sole manager

By: Marilyn Labkon  
Marilyn Labkon, its manager

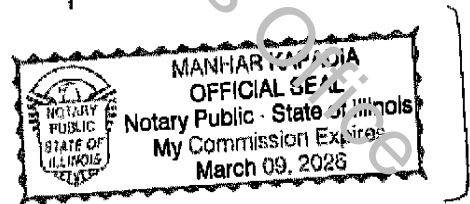
STATE OF ILLINOIS )  
COUNTY OF Saline ) SS

I, the undersigned, a Notary Public in and for the State and County provided above, do hereby certify that Marilyn Labkon, the manager of Iron Realty LLC, an Illinois limited liability company, the sole manager of GI Division Property LLC, an Illinois limited liability company, on behalf of such entity, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 22 day of April, 2023.

Manhar Karpodia  
Notary Public

My commission expires on 03/09/2026



**MAIL TAX BILLS TO:**  
  
LKQ Corporation  
5846 Crossings Boulevard  
Antioch, TN 37013

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## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 300.00 FEET DISTANT EAST OF THE WEST LINE OF THE AFORESAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3 AND 150.00 FEET DISTANT SOUTH OF THE SOUTH LINE OF WEST NORTH AVENUE; THENCE SOUTHERLY AND PARALLEL TO THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, ALONG THE EASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S RIGHTS OF WAY LINE, A DISTANCE OF 400.00 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE AFORESAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 61.25 FEET; THENCE IN A NORTHWESTERLY DIRECTION, A DISTANCE OF 58.00 FEET TO A POINT 83.0 FEET WEST AT RIGHT ANGLES TO THE LINE 300.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 3 AND 347.10 FEET SOUTH OF THE POINT OF BEGINNING; THENCE IN A NORTHWESTERLY DIRECTION, A DISTANCE OF 388.92 FEET TO A POINT 39.33 FEET EAST OF THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 3 AND 150.00 FEET DISTANT SOUTH OF THE SOUTH LINE OF WEST NORTH AVENUE; THENCE IN A NORTHWESTERLY DIRECTION, A DISTANCE OF 155.35 FEET TO A POINT IN THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 3, BEING THE SOUTH LINE OF WEST NORTH AVENUE; THENCE EASTERLY ON AND ALONG THE SOUTH LINE OF WEST NORTH AVENUE, A DISTANCE OF 32.67 FEET; THENCE SOUTHEASTERLY, A DISTANCE OF 163.69 FEET TO A POINT, WHICH IS 201.67 FEET WEST OF THE POINT OF BEGINNING AND 150.00 FEET SOUTH OF THE SOUTH LINE OF WEST NORTH AVENUE; THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF WEST NORTH AVENUE, A DISTANCE OF 201.67 FEET TO THE POINT OF BEGINNING LOCATED IN THE CITY OF CHICAGO, (EXCEPTING THEREFROM HOWEVER THE EASTERLY 15.00 FEET THEREOF) ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THAT PART OF THE WEST 300.00 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT A POINT 33.00 FEET NORTH AND 210.00 FEET EAST FROM THE SOUTHWEST CORNER OF THE AFORESAID EAST 1/2 OF THE NORTHWEST 1/4; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 TO A POINT 90.00 FEET WEST AND 618.00 FEET NORTH FROM THE SOUTHEAST CORNER OF THE WEST 300.00 FEET OF SAID EAST 1/2 OF THE NORTHWEST 1/4; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 42.85 FEET TO A POINT 9.00 FEET WESTERLY (MEASURED AT RIGHT ANGLES) FROM THE CENTERLINE OF A SIDE TRACK OF THE

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CHICAGO AND NORTHWESTERN RAILWAY COMPANY, KNOWN AS I.C.C. TRACK NO. G-204 TO THE POINT OF BEGINNING; THENCE NORTH ALONG A LINE PARALLEL TO AND 9.00 FEET FROM (MEASURED AT RIGHT ANGLES) TO THE CENTERLINE OF A SIDE TRACK OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, KNOWN AS I.C.C. TRACK NO. G-204, FOR A DISTANCE OF 211.98 FEET TO A POINT OF CURVE; THENCE NORTHERLY ALONG A CURVE, BEING 9.00 FEET FROM (MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE CENTERLINE OF A SIDE TRACK OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, KNOWN AS I.C.C. TRACK NO. G-205, CONVEX EASTERLY, HAVING A RADIUS OF 306.45 FEET FOR A CHORD, DISTANCE OF 42.96 FEET TO A POINT OF TANGENCY; THENCE NORTHERLY TANGENT TO SAID CURVE FOR A DISTANCE OF 27.22 FEET TO A POINT OF CURVE; THENCE NORTHERLY ALONG A CURVE CONVEX WESTERLY, HAVING A RADIUS OF 675.58 FEET FOR A CHORD DISTANCE OF 97.76 FEET, TO A POINT OF TANGENCY; THENCE NORTH, TANGENT TO SAID CURVE AND 9.00 FEET FROM (MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE CENTERLINE OF I.C.C. TRACK NO. G-205, FOR A DISTANCE OF 307.37 FEET TO A POINT OF CURVE; THENCE NORTHERLY ALONG A CURVE TANGENT TO THE LAST DESCRIBED COURSE, CONVEX WESTERLY, HAVING A RADIUS OF 608.52 FEET TO A POINT OF TANGENCY FOR A CHORD DISTANCE OF 95.60 FEET; THENCE NORTHERLY TANGENT TO SAID CURVE FOR A DISTANCE OF 48.45 FEET, BEING 9.00 FEET (MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE CENTERLINE OF I.C.C. TRACK NO. G-205 TO AN INTERSECTION WITH A LINE 20.00 FEET EAST OF (MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE CENTERLINE OF A SIDE TRACK OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, KNOWN AS I.C.C. TRACK NO. G-284; THENCE NORTH ON A LINE 20.00 FEET EAST OF (MEASURED AT RIGHT ANGLES) AND PARALLEL TO I.C.C. TRACK NO. G-284 AND ITS STRAIGHT PORTION EXTENDED FOR A DISTANCE OF 476.00 FEET TO AN INTERSECTION WITH A CURVE 15.00 FEET WESTERLY OF (MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE CENTERLINE OF I.C.C. TRACK NO. G-194; THENCE NORTHWESTERLY ON A CURVE CONVEX NORTHEASTERLY (THE CHORD OF SAID CURVE FORMS AN ANGLE OF 159 DEGREES, 20 MINUTES WITH THE LAST DESCRIBED COURSE) HAVING A RADIUS OF 522.37 FEET FOR A CHORD DISTANCE OF 193.08 FEET TO A POINT OF TANGENCY, SAID POINT BEING 15.00 FEET FROM (MEASURED AT RIGHT ANGLES) THE CENTERLINE OF I.C.C. TRACK NO. G-194; THENCE NORTHWESTERLY TANGENT TO SAID CURVE, A DISTANCE OF 63.84 FEET TO A POINT IN A LINE 160.00 FEET NORTH OF (MEASURED AT RIGHT ANGLES) THE NORTH LINE OF PRIVATE STREET, EXTENDED WEST; THENCE WEST ON SAID 160-FOOT LINE, A DISTANCE OF 83.29 FEET TO A POINT IN A LINE 30.00 FEET NORTHEASTERLY OF (MEASURED AT RIGHT ANGLES) THE CENTER LINE OF A SIDE TRACK OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, KNOWN AS I.C.C. TRACK NO. G-293; THENCE SOUTHEASTERLY PARALLEL TO THE CENTERLINE OF I.C.C. TRACK NO. G-293 FOR A DISTANCE OF 146.73 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG A CURVE CONVEX EASTERLY HAVING A RADIUS OF 600.6 FEET FOR A CHORD DISTANCE OF 94.94 FEET TO A POINT OF TANGENCY; THENCE SOUTH ALONG A LINE 20.00 FEET EAST OF (MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE CENTERLINE OF I.C.C. TRACK NO. G-293, AND ITS

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STRAIGHT PORTION EXTENDED FOR A DISTANCE OF 1292.88 FEET; THENCE SOUTHWESTERLY ALONG A LINE 40.00 FEET SOUTHEASTERLY OF (MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE CENTERLINE I.C.C. TRACK NO. G-293, AND ITS STRAIGHT PORTION EXTENDED, WHICH FORMS AN EXTERIOR ANGLE OF 171 DEGREES, 07 MINUTES WITH THE LAST DESCRIBED COURSE FOR A DISTANCE OF 546.61 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG A CURVE CONVEX WESTERLY AND 40.00 FEET EASTERLY OF (MEASURED AT RIGHT ANGLES) TO I.C.C. TRACK NO. G-293, HAVING A RADIUS OF 504.93 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF WEST DIVISION STREET, BEING 33.00 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 3, FOR A CHORD DISTANCE OF 52.58 FEET; THENCE WEST ALONG THE NORTH LINE OF WEST DIVISION STREET, A DISTANCE OF 12.50 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3 AFORESAID; THENCE NORTH ALONG SAID WEST LINE, A DISTANCE OF 2362.00 FEET TO THE SOUTH LINE OF NORTH AVENUE; THENCE IN A SOUTHEASTERLY DIRECTION, A DISTANCE OF 155.35 FEET TO A POINT 39.33 FEET EAST OF THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 3 AND 150.00 FEET SOUTH OF THE SOUTH LINE OF WEST NORTH AVENUE; THENCE IN A SOUTHEASTERLY DIRECTION, A DISTANCE OF 388.92 FEET TO A POINT 83.00 FEET WEST AT RIGHT ANGLES TO A LINE 300.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID QUARTER-QUARTER SECTION AND 347.10 FEET SOUTH OF A LINE 200.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4; THENCE IN A SOUTHEASTERLY DIRECTION, A DISTANCE OF 58.00 FEET TO A LINE DRAWN PERPENDICULAR TO THE EASTERLY LINE OF CHICAGO AND NORTHWESTERN RAILWAY COMPANY RIGHT OF WAY LINE AT A POINT 550.00 FEET SOUTH OF THE SOUTH LINE OF WEST NORTH AVENUE; THENCE EAST ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 61.35 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY LINE; THENCE SOUTHERLY ALONG SAID EAST LINE, A DISTANCE OF 1425.78 FEET TO THE NORTH LINE OF THE SOUTH 618.00 FEET OF SAID NORTHWEST 1/4; THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 618.00 FEET AFORESAID, A DISTANCE OF 47.15 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

THE EAST 150.00 FEET OF THE WEST 300.00 FEET OF THE SOUTH 150.00 FEET OF THE NORTH 200.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 4:

ALL THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF NORTH AVENUE, WHICH POINT IS 150.00 FEET FROM THE INTERSECTION OF SAID SOUTH LINE OF NORTH AVENUE,

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WITH THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, RUNNING THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, A DISTANCE OF 150.00 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF NORTH AVENUE, A DISTANCE OF 51.8 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 163.69 FEET TO A POINT IN THE SAID SOUTH LINE OF NORTH AVENUE, WHICH IS 117.33 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST ON AND ALONG THE SAID SOUTH LINE OF NORTH AVENUE, A DISTANCE OF 117.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 5:

THAT PART OF THE WEST 300.00 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:, TO WIT: BEGINNING AT A POINT 33.00 FEET NORTH AND 210.00 FEET EAST FROM THE SOUTHWEST CORNER OF THE AFORESAID EAST 1/2 OF THE NORTHWEST 1/4; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 TO A POINT 90.00 FEET WEST AND 618.00 FEET NORTH FROM THE SOUTHEAST CORNER OF THE WEST 300.00 FEET OF SAID EAST 1/2 OF THE NORTHWEST 1/4; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 42.85 FEET TO A POINT 9.00 FEET WESTERLY (MEASURED AT RIGHT ANGLES) FROM THE CENTERLINE OF A SIDE TRACK OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, KNOWN AS I.C.C. TRACK NO. G-204; THENCE NORTH ALONG A LINE PARALLEL TO AND 9.00 FEET FROM (MEASURED AT RIGHT ANGLES) TO THE CENTERLINE OF A SIDE TRACK OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, KNOWN AS I.C.C. TRACK NO. G-204; FOR A DISTANCE OF 211.98 FEET TO A POINT OF CURVE; THENCE NORTHERLY ALONG A CURVE, BEING 9.00 FEET FROM (MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE CENTERLINE OF A SIDE TRACK OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, KNOWN AS I.C.C. TRACK NO. G-205, CONVEX EASTERLY, HAVING A RADIUS OF 306.45 FEET FOR A CHORD DISTANCE OF 42.96 FEET TO A POINT OF TANGENCY; THENCE NORTHERLY TANGENT TO SAID CURVE FOR A DISTANCE OF 27.22 FEET TO A POINT OF CURVE; THENCE NORTHERLY ALONG A CURVE CONVEX WESTERLY, HAVING A RADIUS OF 675.58 FEET FOR A CHORD DISTANCE OF 97.76 FEET TO A POINT OF TANGENCY; THENCE NORTH TANGENT TO SAID CURVE AND 9.00 FEET FROM (MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE CENTERLINE OF I.C.C. TRACK NO. G-205 FOR A DISTANCE OF 307.37 FEET TO A POINT OF CURVE; THENCE NORTHERLY ALONG A CURVE TANGENT TO THE LAST DESCRIBED COURSE, CONVEX WESTERLY, HAVING A RADIUS OF 608.52 FEET TO A POINT OF TANGENCY, FOR A CHORD DISTANCE OF 95.69 FEET; THENCE NORTHERLY TANGENT TO SAID CURVE FOR A DISTANCE OF 48.45 FEET, BEING 9.00 FEET FROM (MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE CENTERLINE OF I.C.C. TRACK NO. G-205, TO AN INTERSECTION WITH A LINE 20.00 FEET EAST OF (MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE CENTERLINE OF A SIDE TRACK OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, KNOWN AS I.C.C. TRACK NO. G-284;

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THENCE NORTH ON A LINE 20.00 FEET EAST OF (MEASURED AT RIGHT ANGLES) AND PARALLEL TO I.C.C. TRACK NO. G-284 AND ITS STRAIGHT PORTION EXTENDED, FOR A DISTANCE OF 476.00 FEET TO AN INTERSECTION WITH A CURVE 15.00 FEET WESTERLY OF (MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE CENTERLINE OF I.C.C. TRACK NO. G-194; THENCE NORTHWESTERLY ON A CURVE CONVEX NORTHEASTERLY (THE CHORD OF SAID CURVE FORMS AN INTERIOR ANGLE OF 159 DEGREES, 20 MINUTES WITH THE LAST DESCRIBED COURSE), HAVING A RADIUS OF 522.37 FEET FOR A CHORD DISTANCE OF 193.08 FEET TO A POINT OF TANGENCY, SAID POINT BEING 15.00 FEET FROM (MEASURED AT RIGHT ANGLES) THE CENTERLINE OF I.C.C. TRACK NO. G-194; THENCE NORTHWESTERLY TANGENT TO SAID CURVE, A DISTANCE OF 63.84 FEET TO A POINT IN A LINE 160.00 FEET NORTH OF (MEASURED AT RIGHT ANGLES) THE NORTH LINE OF A PRIVATE STREET, EXTENDED WEST; THENCE WEST ON SAID 160-FOOT LINE, A DISTANCE OF 83.29 FEET TO A POINT IN A LINE 30.00 FEET NORTHEASTERLY OF (MEASURED AT RIGHT ANGLES) THE CENTERLINE OF A SIDE TRACK OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, KNOWN AS I.C.C. TRACK NO. G-293; THENCE SOUTHEASTERLY PARALLEL TO THE CENTERLINE OF I.C.C. TRACK NO. G-293 FOR A DISTANCE OF 146.73 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG A CURVE CONVEX EASTERLY, HAVING A RADIUS OF 600.6 FEET FOR A CHORD DISTANCE OF 94.94 FEET TO A POINT OF TANGENCY; THENCE SOUTH ALONG A LINE 20.00 FEET EAST OF (MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE CENTERLINE OF I.C.C. TRACK NO. G-392 AND ITS STRAIGHT PORTION EXTENDED, FOR A DISTANCE OF 1292.88 FEET; THENCE SOUTHWESTERLY ALONG A LINE 40.00 FEET SOUTHEASTERLY OF (MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE CENTERLINE OF I.C.C. TRACK NO. G-293 AND ITS STRAIGHT PORTION EXTENDED, WHICH FORMS AN EXTERIOR ANGLE OF 171 DEGREES, 07 MINUTES WITH THE LAST DESCRIBED COURSE FOR A DISTANCE OF 546.61 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG A CURVE CONVEX WESTERLY AND 40.00 FEET EASTERLY OF (MEASURED AT RIGHT ANGLES) TO I.C.C. TRACK NO. G-293, HAVING A RADIUS OF 504.93 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF WEST DIVISION STREET, BEING 33.00 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 3, FOR A CHORD DISTANCE OF 52.58 FEET; THENCE EAST ALONG THE NORTH LINE OF WEST DIVISION STREET, A DISTANCE OF 197.50 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PIN Numbers: 16-03-105-026, 16-03-105-027, 16-03-105-012, and 16-03-105-023

Property Address: 4550 W. Division Street and 4555 W. North Avenue, Chicago, Illinois 60651

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## EXHIBIT B PERMITTED EXCEPTIONS TO THE DEED

1. Taxes for the year 2022 and subsequent years, not yet due and payable.
2. Rights of public utilities by reason of overhead and underground facilities disclosed in Commonwealth Edison letter dated May 29, 1984.
3. Rights to maintain, reconstruct and use existing power lines and poles and water lines as same are situated on the Land as reserved in quit claim deed from Chicago and northwestern railway company to Rockwell Lime Company dated January 23, 1964 and recorded March 25, 1964 as document 19081931.
4. Rights of Way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
5. Terms, provisions and conditions of Home Depot Cicero/Armitage Project Tax Increment Allocation Redevelopment Act Northwest Industrial corridor Redevelopment Project Area, Home Depot U.S.A., Inc. Redevelopment Agreement recorded December 3, 2007 as document 0733709069 (Affects the land and other property).
6. Grant of right, license and privilege of using land for driveway purposes dated June 11, 1945 and recorded August 8, 1945 as document 13570379 made by Rockwell Lime Company to Chicago and Northwestern Railway Company over the East 15.00 Feet of the land. (Affects Parcel 3).
7. The following as shown on the plat of survey by James L. Harpole for Bock & Clark Corporation dated \_\_\_\_\_, 2023, as NV5 Project No. 202300065-001: A) Encroachment of the fence located mainly on parcels 1, 2 and 5 onto property west and adjoining by various amounts. B) There is a driveway located along the west line of parcel 5 that continues onto the property west and adjoining.



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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

} ss


COUNTY OF COOK

The undersigned, being duly sworn on oath, states that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
OR  
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. 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 public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

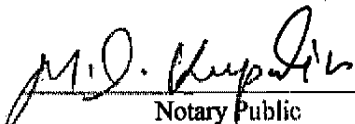
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

  
 Marilyn Labkon, not individually, but solely in her capacity as the manager of Iron Realty LLC, the sole manager of GI Division Property LLC

SUBSCRIBED AND SWORN to before me

This 22 day of April, 2023.

  
 Notary Public

