



\*23138450410\*

Doc# 2313845041 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/18/2023 12:55 PM PG: 1 OF 3

**SPECIAL WARRANTY DEED**

THE GRANTOR, JANICE LLC, an Illinois limited liability company, for and in consideration of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, Big 97 LLC, an Illinois limited liability company, whose address is 2050 Hawthorne Ave., Melrose Park, Illinois 60160, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit (See Legal Description attached hereto as EXHIBIT A), and the Grantor, for itself and its

(The Above Space For Recorder's Use Only)

successors, does covenant, promise, and agree, to and with Grantee, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and in the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND SUBJECT TO: general real estate taxes for 2023 and subsequent years, which are not yet due; existing leases and tenancies, acts of Grantee; rights of persons claiming by, through or under Grantee; building lines and setbacks; public and utility easements; Melrose Park's December 7, 2022 inspection report, its municipal and zoning code, covenants, conditions, and restrictions of record; rights of way for drainage ditches, spurs, and spur track agreements; rights the State of Illinois and the municipality, and adjoining landowners in and to those parts of the Real Estate falling within roads; Perpetual Easement dated 2/20/59 and recorded as Document No. 1845426; and any matters disclosed by the survey dated December 8, 2022 by Professionals Associated - MM Survey Co. Grantee further accepts the real estate in its "AS-IS, WHERE IS" CONDITION "WITH ALL FAULTS" AND DEFECTS AS OF THE OFFER DATE AND SPECIFICALLY AND EXPRESSLY WITHOUT ANY WARRANTIES, REPRESENTATIONS OR GUARANTEES, EITHER EXPRESS OR IMPLIED, AS TO ITS CONDITION (INCLUDING, WITHOUT LIMITATION, ITS PHYSICAL CONDITION OR ENVIRONMENTAL MATTERS OR CONDITIONS), FITNESS FOR ANY PARTICULAR PURPOSE, MERCHANTABILITY, OR ANY OTHER REPRESENTATION OR WARRANTY OF ANY KIND, NATURE, OR TYPE WHATSOEVER FROM OR ON BEHALF OF SELLER. SELLER SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST OR PRESENT, EXPRESS OR IMPLIED, CONCERNING (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE REAL PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, STRUCTURAL INTEGRITY, SOIL AND GEOLOGY; (B) THE INCOME TO BE DERIVED FROM THE REAL PROPERTY; (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH PURCHASER MAY CONDUCT THEREON, INCLUDING THE POSSIBILITIES FOR FUTURE DEVELOPMENT OF THE PROPERTY; (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY; (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY; (F) THE MANNER OR QUALITY OF THE CONSTRUCTION MATERIALS, IF ANY, INCORPORATED INTO THE REAL PROPERTY; (G) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE REAL PROPERTY; (H) THE PRESENCE OR ABSENCE OF HAZARDOUS MATERIALS AT, ON, UNDER, OR ADJACENT TO THE PROPERTY OR ANY OTHER ENVIRONMENTAL MATTER OR CONDITION OF THE PROPERTY; (I) ANY OTHER MATTER WITH RESPECT TO THE REAL PROPERTY.

FIDELITY NATIONAL TITLE  
1043  
EPI-22010564D

# UNOFFICIAL COPY

Permanent Index Number: 12-32-401-032-0000

Address: 2055 Janice Ave., Melrose Park, Illinois, 60160,

Dated this 16 day of May 2023.

Janice LLC, an Illinois limited liability company,

By: Celina Cabral  
Celina Cabral, its Manager

*duPage*  
STATE OF ILLINOIS, COUNTY OF ~~COOK~~ ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Celina Cabral 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 she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16<sup>th</sup> day of May 2023.

*[Signature]*  
NOTARY PUBLIC



This instrument was prepared by: Bryan P. Lynch, Law Office of Bryan P. Lynch, P.C., 734 N. Wells Street, Chicago, Illinois 60654.

UPON RECORDING MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

~~Big 97, LLC~~  
~~2050 Hawthorne Ave.~~  
~~Melrose Park, Illinois 60160~~  
*SANTANA LAW OFFICE P.C.*  
*236 E NORTH AVE*  
*NORTHAKE, IL 60164*

Big 97, LLC  
2050 Hawthorne Ave.  
Melrose Park, Illinois 60160

AL ESTATE TRANSFER TAX		17-May-2023
	COUNTY:	387.50
	ILLINOIS:	775.00
	TOTAL:	1,162.50
12-32-401-032-0000		20230501614800   0-602-010-320

VILLAGE OF MELROSE PARK  
Certificate of Compliance  
TRANSFER STAMP  
Ordinance No. 687  
2055 N. Janice Ave.  
Address of Property  
CS  
Approved 5/16/2023  
Date

# UNOFFICIAL COPY

## EXHIBIT "A" LEGAL DESCRIPTION

Order No.: FCHI2201056LD

For APN/Parcel ID(s): 12-32-401-032-0000

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Parcel 1:

That part of Lot 4 described as follows: Commencing at a point in the West line of said lot 55.00 feet South of the Northwest corner thereof; thence South along said West line 180.00 feet; thence East along a line parallel with the North line of said Lot 222.96 feet more or less to the East line of said Lot; thence North along said East line 180.00 feet to the lot corner; thence West 223.00 feet more or less to the point of beginning, all in Anderson's North-Mannheim Industrial Subdivision in the Southeast 1/4 of Section 32, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Easement for the benefit of and appurtenant to Parcel 1 and of the owners, mortgages, lessees and occupants of Parcel 1 and each and every part or parts thereof from time to time a non-exclusive perpetual easement on, over and under Parcel 2 to wit: Lots 11 and 12 in Anderson's North-Mannheim Industrial Subdivision in the Southeast 1/4 of Section 32, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Cook County Clerk's Office