

# UNOFFICIAL COPY

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2712

Doc#. 2315245060 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/01/2023 10:21 AM Pg: 1 of 7

## WARRANTY DEED

### MAIL TO:

Jay R. Goldberg  
Field and Goldberg, LLC  
10 South LaSalle Street – Suite 2910  
Chicago, IL, 60603

Dec ID 20230501621331  
ST/CO Stamp 2-117-901-008

### NAME & ADDRESS OF TAXPAYER:

Blink Builders, LLC  
134 Bartlett Plaza  
Bartlett, IL, 60103

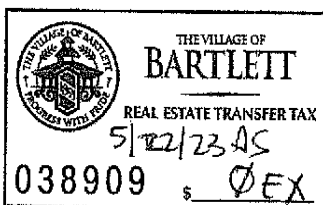
THE GRANTOR, the VILLAGE OF BARTLETT, an Illinois municipal corporation of Cook, DuPage and Kane Counties, Illinois, organized and existing under the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten Dollars in hand paid and other good and valuable considerations, and pursuant to authority given by the President and Board of Trustees of said Village, CONVEYS and WARRANTS to BLINK BUILDERS, LLC, an Illinois limited liability company, whose principal address is 134 Bartlett Plaza, Bartlett, Illinois, 60103, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to-wit:

TRACT 1 OF THE RESIDENCES AT BARTLETT STATION RECORDED ON DECEMBER 7, 2021 AS DOCUMENT NO. 2134119014 BEING A RESUBDIVISION OF LOTS 11, 12, 13 AND 14 IN THE BARTLETT TOWN CENTER SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, BOTH IN TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THAT PART OF LOT 12 IN BARTLETT TOWN CENTER SUBDIVISION PER DOC. NO. 0328310201, BEING DESCRIBED AS FOLLOWS, BEGINNING AT POINT ON CORNER OF SAID LOT 12; THENCE SOUTH WESTERLY ALONG AND LINE 14 FEET TO A POINT 13.52 FEET EASTERLY OF THE WEST LINE OF SAID LOT 12; THENCE SOUTHERLY ALONG A STRAIGHT LINE 83.48 FEET TO SAID WEST LINE OF LOT 11; THENCE NORTHERLY ALONG SAID WEST LINE 97.28 FEET THE NORTHWEST CORNER OF LOT 12; THENCE EASTERLY ALONG SAID SOUTH LINE OF EAST RAILROAD AVENUE TO THE POINT OF BEGINNING) IN COOK COUNTY ILLINOIS.

SUBJECT ONLY TO THE PERMITTED EXCEPTIONS SET FORTH ON EXHIBIT A ATTACHED HERETO.

PIN: 06-35-315-073-0000

PROPERTY ADDRESS: 279 East Railroad Avenue, Bartlett, IL, 60103



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IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its President and attested by its Village Clerk this 22<sup>nd</sup> day of May, 2023.



[SEAL]

VILLAGE OF BARTLETT

By: Kevin Wallace  
Kevin Wallace, Village President

Attest:

Lorna Giles  
Lorna Giles, Village Clerk

State of Illinois, County of DuPage, ss:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kevin Wallace, personally known to me to be the President of the Village of Bartlett, and Lorna Giles, personally known to me to be the Village Clerk of said Village, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Village Clerk, they signed and delivered the said instrument as President and Village Clerk of said Village and caused the corporate seal to be affixed thereto, pursuant to authority given by the President and Board of Trustees of said Village as their free and voluntary act, and as the free and voluntary act and deed of said Village, for the uses and purposes therein set forth.

Given under my hand and official seal this 22<sup>nd</sup> day of May, 2023.



Bryan E. Mraz  
Notary Public

This instrument was prepared by:

Bryan E. Mraz, 111 East Irving Park Road, Roselle, Illinois, 60172

<p>EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (b)(1), SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW.</p> <p>Date: May 22, 2023</p> <p><u>Bryan E. Mraz</u></p> <p>Signature of Buyer, Seller or Representative</p>
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Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER TAX**

31-May-2023



COUNTY:  
ILLINOIS:  
TOTAL:

0.00  
0.00  
0.00

06-35-315-073-0000

20230501621331

2-117-901-008

# UNOFFICIAL COPY

**STATEMENT BY GRANTOR AND GRANTEE**

**\$2.00**

**-To accompany all exempt deeds for recordation with Cook County-**

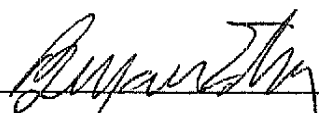
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: May 22, 2023

VILLAGE OF BARTLETT, Grantor

By:   
Kevin Wallace, Village President

Subscribed & Sworn to before me by the said Village President this 22<sup>nd</sup> day of May, 2023.

Notary Public 



The grantee 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: May 22, 2023

BLINK BUILDERS, LLC, Grantee

By: \_\_\_\_\_

Subscribed & Sworn to before me by the said Grantee this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public \_\_\_\_\_

**NOTE:** Any person who knowingly submits a false statement concerning the identity 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 FACSIMILE ASSIGNMENT TO BE RECORDED IN COOK COUNTY, ILLINOIS, IF EXEMPT UNDER THE PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.

# UNOFFICIAL COPY

**STATEMENT BY GRANTOR AND GRANTEE**

\$2.00

**-To accompany all exempt deeds for recordation with Cook County-**

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: May 22, 2023

VILLAGE OF BARTLETT, Grantor

By: \_\_\_\_\_  
Kevin Wallace, Village President

Subscribed & Sworn to before me by the said Village President this 22<sup>nd</sup> day of May, 2023.

Notary Public \_\_\_\_\_

The grantee 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.

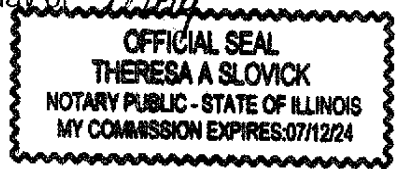
Dated: May 22, 2023

BLINK BUILDERS, LLC, Grantee

By: \_\_\_\_\_

Subscribed & Sworn to before me by the said Grantee this 22<sup>nd</sup> day of May, 2023.

Notary Public \_\_\_\_\_



**NOTE:** Any person who knowingly submits a false statement concerning the identity 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 FACSIMILE ASSIGNMENT TO BE RECORDED IN COOK COUNTY, ILLINOIS, IF EXEMPT UNDER THE PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.

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## EXHIBIT A

### PERMITTED EXCEPTIONS TO TITLE

1. Real estate taxes not yet due and payable.
2. Rights of the public or quasi-public utilities, if any, for maintenance therein of poles, conduits, sewers, etc., in streets.
3. Conditions contained in warranty deed from Thomas S. Dobbins and Mary C. Dobbins, his wife, and Luther Bartlett and Sophia Bartlett, his wife to Thornton Russell dated June 30, 1875 and recorded December 20, 1875 as Document No. 63708 conveying Lot 6 in Block 7 in Bartlett's Subdivision, relating to the erection of a building to carry on the business of blacksmithing and that intoxicating liquors shall not be sold on the premises.
4. Conditions contained in warranty deed from Thornton Russell and Louise Russell, his wife to Henry Schultz dated April 25, 1876 and recorded June 1, 1876 as Document No. 88453 conveying Lot 6, Block 7 in Bartlett's Subdivision, that no intoxicating liquors shall be sold or allowed to be sold on said lot.
5. Right of way over that part of the land which lies South of and adjoining to the tract conveyed to Edward Niewisch by warranty deed recorded March 22, 1894 as Document No. 2012684 and also referred to in the deed recorded July 10, 1947 as Document No. 14096978.
6. A 5 foot public utility easement reserved in favor of the Village of Bartlett, as shown on the Plat of H. O. Stone Town Addition to Bartlett recorded July 23, 1929 as Document No. 10435526.
7. Terms and provisions contained in grant of easement recorded November 2, 1995 as Document No. 95750192 in favor of the Village of Bartlett of a permanent landscape easement over the Westerly portion of the land.
8. Terms and provisions contained in the restrictive covenant recorded as Document No. 0328310201 relating to the use of the improvements to be located on the land and to the maintenance, cleaning and repair of the improvements and landscaping located on the "Village Square" property as described therein.
9. Terms and provisions contained in the easement grant recorded November 21, 2003 as Document No. 0332527119 in favor of BTC Commercial LLC of an easement to construct, maintain, improve and repair the Village Square improvements as described therein together with access thereto.
10. Perpetual non-exclusive easement as shown on Plat of Bartlett Town Center Subdivision recorded October 10, 2003 as Document No. 0328310201 and as shown on the Residences of Bartlett Station Plat of Consolidation recorded as Document 2134119014 in favor of the Village of Bartlett, over, upon, across, through and under the surface of Lots 1, 2, 6, 8, 10, 12, 14 and 16 the land for the purpose of providing ingress and egress to and from the public right of ways, parking, appurtenances for water, storm, sanitary systems, lighting, utilities for the benefit of Lots 1, 3, 4, 5, 7, 9, 11, 13 and 15.



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11. Easement shown on Plat of Bartlett Town Center Subdivision recorded October 10, 2003 as Document No. 0328310201 and as shown on the Residences of Bartlett Station Plat of Consolidation recorded as Document 2134119014 in favor of Commonwealth Edison Company and SBC/Ameritech Illinois a.k.a Illinois Bell Telephone Company.
12. Storm sewer easement shown on Plat of Bartlett Town Center Subdivision recorded October 10, 2003 as Document No. 0328310201.
13. Rights of public and quasi-public utilities in the land disclosed by electric lines, telephone lines, stormsewers and water mains shown on a survey made by V3 Companies Ltd. dated November 4, 2019, Project No. 19453.
14. Rights of owners adjoining to the west in and to the use of the driveway at the northwest corner of Lot 11 in Parcel 1 as shown on a survey made by V3 Companies Ltd. dated November 4, 2019, Project No. 19453.
15. Rights of the public and municipality in and to the use of the public sidewalk located in the northeast corner of lot 13 as shown on a survey made by V3 Companies Ltd. dated November 4, 2019, Project No. 19453.
16. Terms, conditions, and limitations as contained within Village of Bartlett Ordinance 2021-74.
17. Terms, covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons), contained in the side track agreement dated June 16, 1937 made by and between the Chicago, Milwaukee, St. Paul and Pacific Railroad Company and the Borden Company to Albert Buerger dated September 12, 1940 and recorded October 9, 1940 as Document No. 12560292.
18. Terms, conditions, and limitations as referenced within the plat of the Residences At Bartlett Station recorded on December 7, 2021 as Document No. 2134119014.
19. Terms, conditions, provisions, and easements of Declaration of Covenants Conditions and Easements recorded June 3, 2022 as Document No. 2215422026.
20. Right of First Refusal and Option to Repurchase Agreement effective May 25, 2023 by and between the Village of Bartlett and Blink Builders, LLC recorded \_\_\_\_\_, 2023 as Document No. \_\_\_\_\_.