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230NW 51504912M/10

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Doc#: 2320840177 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 07/27/2023 02:15 PM Pg: 1 of 6

Dec ID 20230701668974

ST/CO Stamp 0-147-845-584 ST Tax \$1,500.00 CO Tax \$750.00

THIS INSTRUMENT PREPARED BY:

John B. Sprengel, Esq.
The Winkler Group LLC
1699 E. Woodfield Road
Suite 400
Schaumburg, IL 60173

AFTER RECORDING, RETURN TO:

Timothy R. Rabel, Esq.
Querrey & Harrow, Ltd.
120 N. LaSalle St., Suite 2600
Ste. 2600
Chicago, Illinois 60602

MAIL FUTURE TAX BILLS TO:

Nima Properties, Inc.
c/o David Dalesandro
590 Kildeer Drive
Bolingbrook, Illinois 60440

SPECIAL WARRANTY DEED

LEASE A TRAILER LLC, an Illinois limited liability company ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by NIMA PROPERTIES, INC., an Illinois corporation, having an address at 590 Kildeer Drive, Bolingbrook, Illinois 60440 ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto Grantee all right, title and interest in and to that certain parcel of land located in Cook County, Illinois commonly described as 1629 S. Roselle Road, Roselle, Illinois 60172, 777 S. Roselle Road, Roselle, Illinois 60172, 17 E. Nerge Road, Roselle, Illinois 60172 and legally described in Exhibit A attached hereto and incorporated herein by this reference, together with all buildings, improvements and fixtures located thereon as of the date hereof and all rights, privileges, and appurtenances pertaining thereto including all right, title, and interest in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto, herein collectively called the "Real Property".

This conveyance is made by Grantor and accepted by Grantee subject to all covenants, conditions, and restrictions and other matters listed on Exhibit B attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anywise 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 Grantor, either in law or equity, subject to the Permitted Exceptions, unto Grantee, its legal representatives,

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successors and assigns, and Grantor does hereby bind itself, its legal representatives, successors and assigns, to WARRANT and DEFEND all and singular the Real Property unto the Grantee, its legal representatives, successors and assigns, provided, however, that the Grantor and Grantee acknowledge this is Special Warranty Deed subject to the following, (1) that as of the date hereof, Grantor is the lawful owner of an indefeasible estate in fee simple in and to the Real Property and that Grantor has good right and full power to convey the same, (2) that the Real Property is free from encumbrances done or suffered by or through Grantor, except as set forth on Exhibit B attached hereto and (3) that Grantor will warrant and defend the Real Estate against the lawful claims and demands of all persons claiming through Grantor but none other during the period in which Grantor owned the Real Property and no other, subject to the Permitted Exceptions.

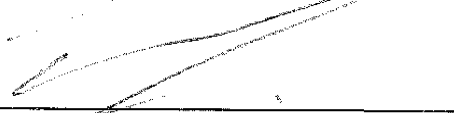
If any term or provision of this Deed or the application thereof to any persons or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Deed or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of this Deed shall be valid and enforced to the fullest extent permitted by law.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor as of this 24th of July, 2023.

LEASE A TRAILER LLC
An Illinois limited liability company

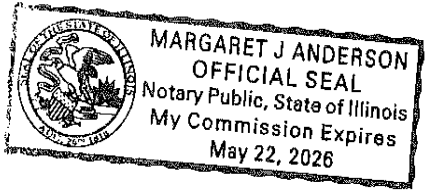
By: 
Biser Angelov – Sole Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Biser Angelov, Sole Manager of Lease A Trailer LLC**, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as authorized agent of Lease A Trailer LLC as his free and voluntary act, for the uses and purposes therein set forth.

**SUBSCRIBED TO AND SWORN TO BEFORE ME
THIS 24th DAY OF JULY, 2023.**


NOTARY PUBLIC



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THE NORTH 90.0 FEET OF THE SOUTH 240.0 FEET OF LOT THREE, EXCEPT THAT PART TAKEN FOR WIDENING OF ROSELLE ROAD, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF THE NORTH 90.0 FEET OF THE SOUTH 240.0 FEET OF SAID LOT THREE; THENCE NORTH 86 DEGREES, 40 MINUTES, 23 SECONDS EAST, BEARING BASED ON ILLINOIS STATE PLANE COORDINATES EAST ZONE, ALONG THE NORTH LINE OF SAID NORTH 90.0 FEET A DISTANCE OF 4.97 FEET; THENCE SOUTH 00 DEGREES, 47 MINUTES, 15 SECONDS EAST 89.89 FEET TO THE SOUTH LINE OF SAID NORTH 90.0 FEET; THENCE SOUTH 86 DEGREES, 40 MINUTES, 23 SECONDS WEST ALONG SAID SOUTH LINE 6.76 FEET TO THE WEST LINE OF SAID LOT THREE, BEING ALSO THE SOUTHWEST CORNER OF SAID NORTH 90.0 FEET THENCE NORTH 00 DEGREES, 21 MINUTES, 02 SECONDS EAST ALONG SAID WEST LINE 89.99 FEET TO THE POINT OF BEGINNING; IN BLOCK "A" IN CONCORD TERRACE, A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 41, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 3, 1964 AS DOCUMENT NO. 19145607, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

ALL OF LOT 2 AND THE NORTH 60 FEET OF LOT 3 IN BLOCK "A" IN CONCORD TERRACE, A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Note: For informational purposes only, the Real Property is known as:

PINs: 07-34-400-028-0000
 07-34-400-020-0000
 07-34-400-003-0000

Addresses: 1629 S. Roselle Road, Roselle, Illinois 60172
 777 S. Roselle Road, Roselle, Illinois 60172
 17 E. Nerge Road, Roselle, Illinois 60172

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes for the second installment of the tax year 2022 (payable in 2023) and subsequent years not yet due and payable at time of Closing.
2. Easement over the East 5 feet of the Land for the purpose of installing and maintaining all equipment necessary to serve the Subdivision and other Land with telephone and electrical service, together with the right to overhang aerial service wires and the right of access to such wires, as created by Grant to the Illinois Bell Telephone Company and the Commonwealth Edison Company and their respective successors and assigns and as shown on the Plat of Subdivision recorded June 3, 1964 as document 19145607.
3. Easement for public utilities, drainage and water as shown on Plat of Concord Terrace recorded June 3, 1964 as document 19145607 over the East 5 feet.
4. Easement for the purpose of installing and maintaining all equipment necessary for the purpose of serving the Subdivision and other property with telephone and electric service together with right to overhang aerial service wires over any part of Land and also with right of access thereto as granted to the Illinois Bell Telephone Company and the Commonwealth Edison Company and their respective successors and assigns as shown on Plat of said Subdivision recorded June 3, 1964 as document 19145607 over the North 5 feet and the East 5 feet of Lot 3 and the West 5 feet and the South 5 feet of Lot 2.
5. Easement for public utilities, drainage and water as shown on Plat of said Subdivision over the North 5 feet and the East 5 feet of Lot 3 and the West 5 feet and the South 5 feet of Lot 2.

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PLAT ACT AFFIDAVIT METES AND BOUNDS DESCRIPTIONS

STATE OF ILLINOIS
COUNTY OF

} SS

COOK

being duly sworn on oath, states that

is the legal owner of the property located at
the affiant resides at 1629 S. Roselle Road, Roselle, Illinois 60172, 777 S. Roselle Road, Roselle, Illinois 60172 and further
17 E. Nerge Road, Roselle, Illinois 60172
states that (please check the appropriate box):

That the attached deed is not in violation of 765 ILCS 205/1 (a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or

That the attached deed is not in violation of 765 ILCS 205/1 (b) for one of the following reasons:
(please circle the appropriate number)

1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. 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 a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. The preparation of a plat for wind energy devices under Section 10-620 of the Property Tax Code.

Affiant further states that he makes this affidavit for the purpose of inducing the County Recorder of COOK COUNTY ILLINOIS to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

July 24, 2023

Margaret J. Anderson
Notary Public

[Signature]
Signature of Affiant

