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WARRANTY DEED

Doc# 2321415000 Fee \$88.00

This WARRANTY DEED made this OCTOBER 27, 2022, between SIBLEY BOULEVARD, LLC, a limited liability company organized and existing under the laws of the State of Illinois ("Grantor"), for and in consideration of the sum of Ten and No/100's Dollars (\$10.00), in hand paid, hereby grants, sells and conveys to 1401 SIBLEY, LLC, , a limited liability company organized and existing under the laws of the State of Illinois ("Grantee"), the Real Property located in Cook County, Illinois and described on the attached Schedule, and commonly known as 1401 SIBLEY BOULEVARD DOLTON, Illinois, Permanent Index Numbers: 29-11-401-014-0000 AND 29-11-401-015-0000;

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/02/2023 09:12 AM PG: 1 OF 3

subject only to (a) general real estate taxes not due and payable at the time of Closing; (b) building lines and use of occupancy restrictions, conditions, covenants, and restrictions of record; (c) zoning laws and ordinances; and (d) recorded easements for public utilities.

In Witness Whereof, the Grantor has set its hand and seal the date and year first written above.

SIBLEY BOULEVARD, LLC

By: Karsten Roy
KARSTEN ROY, Manager

State of Illinois)
County of Cook)

The undersigned, a Notary Public in and for said county and state, does hereby certify that KARSTEN ROY, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

~~10/27~~ 10/27, 2022

Donald B. Leventhal
Notary Public



This instrument prepared by Donald B. Leventhal, 303 West Madison, Suite 2400, Chicago, IL 60606.

MAIL TO:
Barey Rosenbloom Ltd
1411 McHenry Road Ste 25
Buffalo Grove, IL 60089

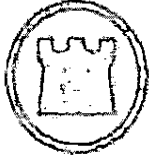
SEND SUBSEQUENT TAX BILLS TO:
1401 Sibley LLC
1401 Sibley Blvd.
Dolton IL 60419

REAL ESTATE TRANSFER TAX		13-Jun-2023
COUNTY:		315.00
ILLINOIS:		630.00
TOTAL:		945.00

29-11-401-014-0000 | 20230601646323 | 1-583-728-336

VILLAGE OF DOLTON
 WATER / REAL PROPERTY TRANSFER TAX No. 26080
 ADDRESS 1401 E Sibley Blvd
 ISSUE 3-10-2023 EXPIRED 4-10-2023
 AMT 50.00
 TYPE warranty S. A. Alden
 VILLAGE COMPTROLLER

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 22GSA603049LP

For APN/Parcel ID(s): 29-11-401-014-0000 and 29-11-401-015-0000

PARCEL 1:

THE NORTH 420.89 FEET OF LOT 4 TOGETHER WITH THE SOUTH 220.89 FEET OF THE NORTH 420.89 FEET OF LOT 5 (AS MEASURED ON THE WEST LINE OF AFORESAID LOT 4) IN DIEKMAN'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11 (EXCEPT 6 ACRES IN SQUARE FORM IN THE NORTHWEST CORNER OF SAID WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11) AND ALSO THE NORTHEAST 1/4 OF SECTION 14 (EXCEPT A TRIANGULAR PIECE OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 LYING SOUTHERLY OF THE P.C. AND S L RAILROAD), ALL BEING IN TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14 LYING NORTH OF THE CALUMET RIVER, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 1896 AS DOCUMENT NUMBER 2381952; EXCEPT THE NORTH 33 FEET USED FOR SIBLEY BOULEVARD, THE WEST 25 FEET OF AFORESAID LOT 4 DEDICATED FOR DORCHESTER AVENUE AND THE EAST 2 FEET OF AFORESAID LOT 5 DEDICATED FOR DANTE AVENUE (PART OF THE SOUTH LINE OF THE AFORESAID SOUTH 220.89 FEET OF THE NORTH 420.89 FEET OF LOT 5 CONCIDES WITH THE NORTH FACE OF A BRICK BUILDING), IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM A TWO FOOT STRIP OF LAND LYING IN LOTS 4 AND 5 AFORESAID WHICH LIES NORTH OF AND ADJOINING THE SOUTHERLY LINE OF PARCEL 1 HEREINABOVE DESCRIBED, IN COOK COUNTY, ILLINOIS, CONVEYED BY DEED RECORDED AS DOCUMENT NUMBER 26856871, ALSO EXCEPTING THEREFROM, THAT PART OF THE LAND DESCRIBED AS FOLLOWS, ACQUIRED BY DEPARTMENT OF TRANSPORTATION OF STATE OF ILLINOIS IN CONDEMNATION PROCEEDINGS IN CASE NUMBER 79L25167: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 40 FEET TO A POINT, THENCE WEST ALONG A LINE 40 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 125.5 FEET, TO A POINT; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 21.21 FEET, MORE OR LESS, TO A POINT, SAID POINT BEING 25 FEET EAST OF THE WEST LINE OF SAID LOT 4 AND 55 FEET SOUTH OF THE NORTH LINE OF SAID LOT 4; THENCE WEST ALONG A LINE 55 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 4; A DISTANCE OF 25 FEET, TO A POINT ON THE WEST LINE OF SAID LOT 4; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 55 FEET, TO THE NORTHWEST CORNER OF LOT 4, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 165.5 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, SAID POINT BEING THE POINT OF BEGINNING (EXCEPT THE NORTH 33 FEET USED FOR SIBLEY BOULEVARD AND THE WEST 25 FEET OF AFORESAID LOT 4 DEDICATED FOR DORCHESTER AVENUE) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

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LEGAL DESCRIPTION

(continued)

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER AND ACROSS A STRIP OF LAND 10 FEET IN WIDTH, LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF PARCE 1 AFORESAID, EXCEPT THE EAST 140.16 FEET THEREOF AND THE WEST 25 FEET THEREOF, AS CREATED BY EASEMENT AGREEMENT BY AND BETWEEN FIRST CONTINENTAL REALTY FUND, LTD, AND FAIR LANES ILLINOIS BOWLING, INC. DATED MARCH 5, 1973 AND RECORDED MARCH 8, 1973 AS DOCUMENT NUMBER 22244324, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office