

2023-00369 FT

# UNOFFICIAL COPY

## WARRANTY DEED (TRUST TO COMPANY)

Doc# 2327240049 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/29/2023 03:55 PM Pg: 1 of 3

Dec ID 20230901636790  
ST/CO Stamp 0-214-549-456 ST Tax \$3,460.00 CO Tax \$1,730.00

THE GRANTOR, LeRoy P. Rosasco and Mark R. Donatelli, as Trustees of the Anthony J. Scrugli Trust dated May 5, 1994,

of the Village of Hinsdale, County of DuPage, State of Illinois, for and in consideration of Ten and no/100 Dollars and other valuable consideration in hand paid,

CONVEYS AND WARRANTS to

VK 7333 Lockwood, LLC, an Illinois limited liability company

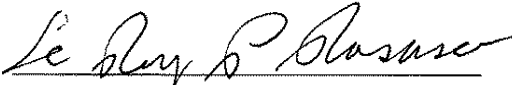
the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:


SEE ATTACHED LEGAL DESCRIPTION

together with all privileges, rights, easements, hereditaments, and appurtenances belonging to the land, and all right, title and interest in and to any streets, alleys, passages and other rights-of-way included therein or adjacent thereto and all buildings, structures, parking areas and other improvements located on the Land and any fixtures attached thereto.

Permanent Real Estate Number(s): 19-28-102-017-0000  
Address of Real Estate: 7333 S. Lockwood Ave, Bedford Park, IL 60638

DATED this 27<sup>th</sup> day of September, 2023.

  
LeRoy P. Rosasco, as Trustee of the  
Anthony J. Scrugli Trust dated May 5, 1994

  
Mark R. Donatelli, as Trustee of the  
Anthony J. Scrugli Trust dated May 5, 1994

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LeRoy P. Rosasco and Mark R. Donatelli are personally known to me to be the same persons whose names are subscribed to the foregoing instrument and acknowledge that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand this 27<sup>th</sup> day of September, 2023.

  
Notary Public



Prepared by: Donatelli & Coules, Ltd., 15 Salt Creek Lane, Suite 312, Hinsdale, Illinois 60521

Mail To:  
Keith J. Wenk, Esq.  
(Name)

630 Dundee, Suite 220  
(Address)

Northbrook, IL 60062  
(City, State and Zip)

Send Subsequent Tax Bills To: and  
Grantees' Address  
VK 7333 Lockwood, LLC, Attn: Keith Goode  
(Name)

9500 W. Bryn Mawr, Suite 340  
(Address)

Rosemont, IL 60018  
(City, State and Zip)

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## LEGAL DESCRIPTION

THAT PART OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 1373 FEET OF SECTION 28, AFORESAID (BEING THE SOUTH LINE OF WEST 73RD STREET), SAID POINT BEING 1948.32 FEET WEST OF THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH AT RIGHT ANGLES TO THE SOUTH LINE OF THE AFORESAID 1373 FEET OF SAID SECTION 28, ALONG THE EAST LINE OF SOUTH LOCKWOOD AVENUE, A DISTANCE OF 251 FEET TO THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 350.67 FEET; THENCE SOUTH AT RIGHT ANGLES TO LAST DESCRIBED LINE 432.0 FEET TO A POINT; THENCE NORTHWESTERLY ON A LINE FORMING AN INTERIOR ANGLE OF 9 DEGREES 28 MINUTES A DISTANCE OF 121.66 FEET TO A POINT 120.0 FEET NORTH AND 20.0 FEET WEST OF THE LAST DESCRIBED POINT; THENCE DUE NORTH 30.0 FEET; THENCE DUE WEST 330.67 FEET TO THAT EAST LINE OF SOUTH LOCKWOOD AVENUE, AFOREMENTIONED; THENCE DUE NORTH ALONG SAID EAST LINE 282.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 7333 S. Lockwood Ave., Bedford Park, IL 60638  
PIN: 19-28-102-017-0000

Subject only to:

1. Taxes for the year(s) 2022 second installment and 2023 Taxes for the year 2023 are not yet due or payable.  
First installment of 2022 taxes in the amount of \$132,896.41 is paid.  
Final installment of 2022 taxes is not yet due or payable.  
Permanent Index Number: 19-28-102-017-0000
2. Encroachment of asphalt located mainly on the subject land onto the property north and adjoining by an approximate distance of 1.20 feet and referenced on the survey made by Kabal Surveying Company dated February 14, 2023, as order no. 230247.
3. Encroachment of sign located mainly on the subject land onto the property west and adjoining by an approximate distance of 0.23 feet and referenced on the survey made by Kabal Surveying Company dated February 14, 2023, as order no. 230247.
4. Possible easements of any public utilities and/or quasi-public utilities by reason of aerial wires, sanitary manholes, catch basins, electric meters, and Fiber Optic cables referenced on the survey made by Kabal Surveying Company dated February 14, 2023, as order no. 230247.



# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT (Pursuant to 765 ILCS 205/1)

STATE OF ILLINOIS )  
COUNTY OF Cook )

Mark R. Donatelli, as Trustee, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at 15 Salt Creek Ln Ste 312 Homewood IL 60521.  
Affiant states that the attached deed is *not* a violation of 765 ILCS 205/1 for reason given below:

- A. The sale or exchange is of an entire tract of land not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);
- B. One of the following exemptions from 765 ILCS 205/1 (b) applies:
  - 1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
  - 2. The division is of lots or blocks of less than one 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 is between owners of adjoining and contiguous land.
  - 4. The conveyance is 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 easements of access.
  - 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
  - 6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
  - 7. The conveyance is made to correct descriptions in prior conveyances.
  - 8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcels or tract of land existing on July 7, 1959 and not involving any new streets or easements of access.
  - 9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said large tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2).
  - 10. The preparation of a plat for wind energy devices under Sec. 10-620 of the Property Tax Code.
  - 11. Other: \_\_\_\_\_

C. The division does not meet any of the above criteria and must have county approval (page 2).  
Legal description prepared by: \_\_\_\_\_

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

SUBSCRIBED AND SWORN TO before me Mark R. Donatelli  
this 27<sup>th</sup> day of September, 2023.

Patrick C. McGinnis  
Signature of Notary Public

Mark R. Donatelli  
Signature of Affiant

