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SPECIAL WARRANTY DEED
Statutory (ILLINOIS)

Doc#: 2331929128 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/15/2023 03:29 PM Pg: 1 of 4

Dec ID 20231101670318
ST/CO Stamp 0-542-701-520 ST Tax \$4,000.00 CO Tax \$2,000.00

THE GRANTOR,
151 ML LLC, a Delaware limited liability company
for the consideration of Ten and 00/100ths (\$10.00) DOLLARS, and for good and other valuable consideration in hand paid, **SELLS, DEMISES and CONVEYS** to Patrick Salvi, II and Julianna Salvi, Husband and Wife, ~~as~~ as joint tenants or tenants in common, ~~but as Tenants by the Entirety~~ ("Grantee") all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Property Address: 151 Meadow Lane, Winnetka, Illinois 60093
Permanent Index Number: 05-20-407-009-0000

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate right, title, interest, claim or demand whatsoever, of the Grantor, either in law or in equity, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises, above described, with the appurtenances, unto the Grantee, forever.

And Grantor, for itself, and its successors and assigns, does covenant, promise and agree to and with Grantee, and its successors and assigns, 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 it will WARRANT and DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: See Attached Exhibit A.

In Witness Whereof, said Grantor has caused its name to be signed on this 7th day of November, 2023.

151 ML LLC,
a Delaware limited liability company

By: Jared Smith
Jared Smith, Its Manager

Property of Cook County Clerk's Office

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State of Illinois

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) SS

County of Cook

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I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Jared Smith, as Manager of 151 ML LLC, a Delaware limited liability company, 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 and delivered the said instrument as his free and voluntary act and the free and voluntary act of said Company, for the uses and purposes therein set forth.

(SEAL)

GIVEN under my hand and official seal on November 7th, 2023.



Joan Ferraro
Notary Public

This instrument was prepared by: Ami J. Oseid, c/o Croke Fairchild Duarte & Beres LLC., 790 Frontage Road, Suite 110, Northfield, Illinois 60093.

MAIL TO:

Charles Wifler
CHERRY HILLS PLAZA
103 W. Gilmore Rd.
Hawthorne Woods, Illinois 60047

SEND SUBSEQUENT TAX BILLS TO:

Patrick Salvi, II and Julianna Salvi
151 Meadow Lane
Winnetka, Illinois 60093

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Order No.: 23GST874025SK

For APN/Parcel ID(s): 05-20-407-009-0000

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; BEGINNING AT A POINT MARKED WITH AN IRON STAKE WHICH IS 335 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4 OF SAID SECTION 20 AS MEASURED ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20, 583.99 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20 AS MEASURED AT RIGHT ANGLES TO SAID EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THENCE EAST PARALLEL WITH SAID SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20, 391 FEET TO A POINT MARKED WITH AN IRON STAKE; THENCE NORTH 11 DEGREES, 10 MINUTES AND 30 SECONDS EAST 155.6 FEET TO A POINT MARKED WITH AN IRON STAKE, (SAID LAST MENTIONED LINE 155.6 FEET IN LENGTH CONSTITUTING ALSO THE WESTERLY BOUNDARY LINE OF THE REAL ESTATE CONVEYED BY EMILY HIGGINSON AND GEORGE HIGGINSON, JR., HER HUSBAND TO CARROLL DEAN MURPHY AND HAZEL JEAN MURPHY, HIS WIFE, AS JOINT TENANTS, IN A CERTAIN WARRANTY DEED DATED JUNE 23, 1922, RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 8265878 AND SAID POINT LAST MENTIONED BEING LOCATED IN THE SOUTHWESTERLY BOUNDARY LINE OF THE REAL ESTATE CONVEYED BY EMILY HIGGINSON AND GEORGE HIGGINSON, JR., HER HUSBAND TO MARGUERITE P. WATSON IN A CERTAIN QUIT CLAIM DEED DATED JULY 23, 1921 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT 7222010, AND IS 210.9 FEET NORTHWEST OF THE POINT OF BEGINNING SPECIFIED IN SAID QUIT CLAIM DEED RECORDED AS DOCUMENT NO. 7222010, AS AFORESAID, AS MEASURED ALONG THE SAID SOUTHWESTERLY BOUNDARY LINE OF THE REAL ESTATE IN SAID DEED LAST MENTIONED CONVEYED); THENCE NORTH 50 DEGREES AND 24 MINUTES WEST 101.5 FEET TO A POINT MARKED WITH A CONCRETE MONUMENT; THENCE NORTH 59 DEGREES AND 26 MINUTES WEST 87 FEET TO A POINT MARKED WITH A CONCRETE MONUMENT; THENCE NORTH 55 DEGREES AND 49 MINUTES WEST 120 FEET TO A POINT MARKED WITH A CONCRETE MONUMENT; THENCE NORTH 50 DEGREES AND 31 MINUTES WEST 73.3 FEET TO A POINT MARKED WITH A CONCRETE MONUMENT (SAID LAST MENTIONED FOUR LINES 101.5 FEET, 87 FEET, 120 FEET AND 73.3 FEET IN LENGTH RESPECTIVELY, CONSTITUTING THE NORTHERLY BOUNDARY LINE OF REAL ESTATE HEREIN CONVEYED AND ALSO CONSTITUTING A PART OF SAID SOUTHWESTERLY BOUNDARY LINE OF THE REAL ESTATE CONVEYED IN SAID QUIT CLAIM DEED RECORDED AS DOCUMENT NO. 7222010, AS AFORESAID); THENCE SOUTH 34 DEGREES AND 30 MINUTES WEST 200.9 FEET ALONG THE EASTERLY BOUNDARY LINE OF THE REAL ESTATE HERETOFORE CONVEYED BY EMILY HIGGINSON AND GEORGE HIGGINSON JR., HER HUSBAND, TO ALFRED W. STERN AND AGNES W. STERN, AS JOINT TENANTS, BY A WARRANTY DEED DATED APRIL 7, 1922 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 7458370, TO A POINT MARKED WITH AN IRON STAKE; THENCE SOUTH 0 DEGREES AND 51 MINUTES EAST 210.1 FEET TO THE POINT OF BEGINNING, (SAID LAST MENTIONED LINE 210.1 FEET IN LENGTH CONSTITUTING ALSO THE NORTH 210.1 FEET OF THE NORTH AND SOUTH CENTER LINE OF A CERTAIN TRACT OF REAL ESTATE CONSTITUTED IN A PRIVATE ROADWAY 20 FEET IN WIDTH MEASURED FROM EAST TO WEST, UNDER A CERTAIN INDENTURE DATED APRIL 7, 1922, AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 7458369, AS SAID CENTER LINE IS DEFINED IN ARTICLE VIII (A) OF SAID INDENTURE), IN COOK COUNTY, ILLINOIS.

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PLAT ACT AFFIDAVIT

STATE OF Illinois

Escrow No.: 23GST874025SKAnne

COUNTY OF Cook

151 ML LLC, a Delaware Limited Liability Company, being duly sworn on oath, states that _____ resides at 2219 N Dayton St, Chicago, IL 60614. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
- 2. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any new streets or easements of access.
 - 3. The divisions 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.
 - 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
 - 5. The conveyance 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 easement of access.
 - 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 - 7. 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.
 - 8. Conveyances made to correct descriptions in prior conveyances.
 - 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two (2) parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

151 ML LLC

BY: Man Suaro, authorized agent

STATE OF IL

COUNTY OF Cook

Subscribed and sworn to before me this 9 of Nov 2013.

Notary Public

