

UNOFFICIAL COPY

Prepared by:
Mary Jane Judy
Polsinelli PC
900 W. 48th Place, Suite 900
Kansas City, MO 64112

After Recording return to:
Andy's Frozen Custard
211 E. Water Street
Springfield, MO 65806
Attention: Ashley Schuette
TL 2313561



2336310011D

Doc# 2336310011 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/29/2023 11:37 AM PG: 1 OF 4

(For Recorder's Use Only)

SPECIAL WARRANTY DEED

(Illinois)

This SPECIAL WARRANTY DEED is made this 13th day of December, 2023, by GARCE ONE, LLC, a Missouri limited liability company ("Grantor"), having an address of 211 E. Water Street, Springfield, MO 65806, to ANDY'S FROZEN CUSTARD STORES, LLC, an Illinois limited liability company ("Grantee"), having an address of 211 E. Water Street, Springfield, MO 65806.

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has CONVEYED and does hereby CONVEY unto Grantee, all of Grantor's interest in the real property located in Cook County, Illinois, and being more particularly described on **Exhibit A** attached hereto (the "Property").

This conveyance is made and accepted subject only to liens for taxes, assessments and governmental charges not yet due and payable or due and payable but not yet delinquent; easements, restrictions, declarations, reservations, and all other matters of record (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever; and, subject to the Permitted Exceptions, Grantor does hereby warrant the title to the Property and will defend the title to the Property against the lawful claims of every person claiming by, through, or under Grantor, but not otherwise.

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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 24; THENCE SOUTH 22.83 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24 TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUING SOUTH ALONG THE EAST LINE OF THE NORTHEAST QUARTER A DISTANCE OF 180 FEET TO A POINT OF INTERSECTION WITH A LINE 180 FEET SOUTH OR AND PARALLEL WITH THE SOUTH LINE OF SCHAUMBURG ROAD (NOW OLD CHURCH ROAD); THENCE WESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 290 FEET TO A POINT OF INTERSECTION WITH A LINE 290 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, SAID EAST LINE IS ALSO THE CENTER LINE OF BARRINGTON ROAD; THENCE NORTH ALONG SAID PARALLEL LINE A DISTANCE OF 180 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SCHAUMBURG ROAD (NOW OLD CHURCH ROAD); THENCE EASTERLY ALONG SAID SOUTH LINE A DISTANCE OF 290 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

P.I.N. NUMBER:

06-24-201-003-0000

PARCEL ADDRESS: *Unincorporated*

1599 E. Old Church Road
Streamwood, IL 60107

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STATEMENT BY GRANTOR AND GRANTEE

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 and hold title to real estate under the laws of the State of Illinois.

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

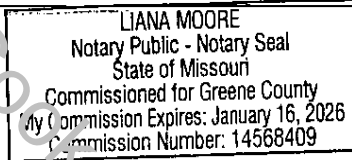
Dated: December 13, 2023

[Signature]
Signature

Anthony Kuntz, Manager of Grantor

Subscribed and sworn to before me this 13th of December, 2023

Liana Moore
Notary Public



The grantee or his agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois.

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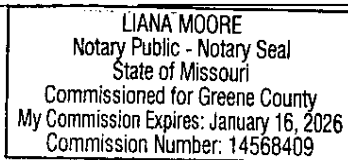
Dated: December 13, 2023

[Signature]
Signature

Anthony Kuntz, Manager of Grantee

Subscribed and sworn to before me this 13th of December, 2023

Liana Moore
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 ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.