

# UNOFFICIAL COPY

Doc#: 2402606138 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/26/2024 11:08 AM Pg: 1 of 4

Dec ID 20240101618383  
ST/CO Stamp 1-787-857-968 ST Tax \$700.00 CO Tax \$350.00

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23006926 WF  
CTIC

## THIS INSTRUMENT PREPARED BY:

Larry S. Buckendorf  
7251 W. 20<sup>th</sup> St., L-200  
Greeley, CO 80634

## AFTER RECORDING RETURN TO:

Elmwood Park Car Wash, LLC  
Pete Zekauskas  
1709 Bellevue Blvd. N.  
Bellevue, NE 68005

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*Above space for recorder's use*

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed") is made on this 24 day of January, 2024 by NCW KING HOLDINGS, LLC, a Colorado limited liability company ("Grantor"), to Elmwood Park Car Wash LLC, an Illinois limited liability company ("Grantee").

## WITNESSETH.

Grantor, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid to Grantor by Grantee, the receipt of which is hereby acknowledged, does hereby CONVEY and GRANT unto Grantee, and to its successors and assigns, all of the following described real estate, situated in the City of Elmwood Park, County of Cook, State of Illinois, known and described as follows:

See Exhibit A attached hereto and made a part hereof (the "Property").

Together with all and singular the hereditaments and appurtenances of record thereunto belonging, or in anywise appertaining, and the reversion or 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, of, in and to the above described Property, with the hereditaments and appurtenances of record: TO HAVE AND TO HOLD the Property as above described, with the appurtenances of record, unto Grantee, its successors and assigns forever.

Grantor covenants that the Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming by, through or under the Grantor, but against none other.

*B*

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**MAIL TAX BILLS TO:**

Elmwood Park Car Wash, LLC  
C/O Pete Zekauskas  
1709 Bellevue Blvd. N.  
Bellevue, NE 68005

[Remainder of page intentionally left blank]

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized representative the day and year first above written.

**GRANTOR:**

NCW KING HOLDINGS, LLC, a Colorado limited liability company

By: LARRY S. BUCKENDORF  
Name: LARRY S. BUCKENDORF  
Title: AUTHORIZED AGENT

STATE OF Colorado )  
 ) ss.  
COUNTY OF Weld )

On January 22, 2024 before me, Laura Ziegler, Notary Public, personally appeared Larry S. Buckendorf, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Colorado that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Laura Ziegler  
Notary Public

(Seal)

**LAIRA ZIEGLER  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19964000495  
MY COMMISSION EXPIRES 01/21/2028**

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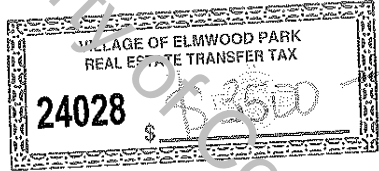
## EXHIBIT A

### LEGAL DESCRIPTION

PIN: 12-25-428-021-0000

LOTS 9 TO 19 INCLUSIVE IN BLOCK 13 IN ELLSWORTH BEING A SUBDIVISION OF BLOCKS 1 TO 10, 13, 14 AND THE NORTH 225 FEET OF BLOCK 12 THE NORTH 350 FEET OF BLOCK 11 AND THE EAST 1/2 OF BLOCK 18 AND THE NORTH 350 FEET OF THE WEST 1/2 OF BLOCK 18 ALL IN CHICAGO HEIGHTS BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 7525 W. Grand Ave., Elmwood Park, IL 60707



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*(Handwritten mark)*