

# UNOFFICIAL COPY

THIS INSTRUMENT WAS  
PREPARED BY:  
Dennis Fox, Inc.  
Dennis Fox Attorney  
9733 Oak Park Avenue  
Oak Lawn, Il. 60453



Doc# 2404610030 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/15/2024 02:18 PM PG: 1 OF 5

AND AFTER RECORDING  
PLEASE MAIL TO:  
Vytenis Lietuvninkas  
Attorney at Law  
4536 West 63<sup>rd</sup> Street  
Chicago, Il. 60629

## WARRANTY DEED

This Warranty Deed is made this 19<sup>th</sup> day of December, 2023 by VCOR ASSET MANAGEMENT BEDFORD L.L.C., an Illinois limited liability company (**Grantor**), having an address of 308 N. Leavitt Street, Chicago, Illinois 60612 and BEDFORD AUTO GROUP L.L.C. (**Grantee**), having an address of 5811 W. 66<sup>th</sup> Street, Bedford Park, Illinois 60638.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, its successors and assigns, FOREVER, all the land, situated in the Village of Bedford Park, County of Cook and State of Illinois legally described in Exhibit A attached hereto and made a part hereof and known and described as follows (hereinafter referred to as the "**Premises**"):

Common street address: 6550 S. Lavergne Avenue  
Bedford Park, Illinois 60638

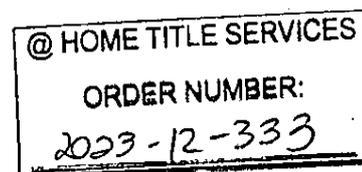
Permanent Real Estate  
Tax Index Number (PIN): 19-21-212-072-0000

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

TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto Grantee, and its successors and assigns, forever.

The Premises is sold, conveyed and transferred subject to the Village of Bedford Park Ordinance No 98-1009 dated May 7, 1998.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted





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## EXHIBIT A

### LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS AND IN THE CITY OF BEDFORD PARK:

#### PARCEL 1:

THAT PART OF THE EAST 640.0 FEET OF THE WEST 1159.0 FEET OF THE SOUTH 712.50 FEET OF THE NORTH 762.50 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE FOLLOWING DESCRIBED LINE BEGINNING AT A POINT IN THE SOUTH LINE OF THE NORTH 50 FEET OF SAID QUARTER QUARTER SECTION 659.0 FEET EAST OF THE WEST LINE THEREOF; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST PARALLEL WITH THE WEST LINE THEREOF 292.46 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG AN ARC OF A CIRCLE CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 278.94 FEET FOR A DISTANCE OF 185.96 FEET TO A POINT OF REVERSE CURVE (THE CHORD OF SAID ARC HAVING A BEARING OF SOUTH 23 DEGREES 57 MINUTES 10 SECONDS WEST); THENCE SOUTHWESTERLY ALONG AN ARC OF A CIRCLE CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 296.94 FEET FOR A DISTANCE OF 131.38 FEET TO A POINT IN THE EAST LINE OF THE WEST 519.0 FEET OF SAID QUARTER QUARTER SECTION 621.83 FEET SOUTH OF THE NORTH LINE THEREOF (THE CHORD OF SAID ARC HAVING A BEARING OF SOUTH 30 DEGREES 22 MINUTES 34 SECONDS WEST); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF THE WEST 519.0 FEET FOR A DISTANCE OF 140.69 FEET TO THE SOUTH LINE OF THE NORTH 762.50 FEET AFORESAID (EXCEPT THEREFROM THAT PART LYING NORTH OF THE FOLLOWING DESCRIBED LINES; BEGINNING AT A POINT IN THE EAST LINE OF THE WEST 1159.0 FEET AFORESAID 469.92 FEET SOUTH OF THE NORTH LINE THEREOF; THENCE NORTH 89 DEGREES 59 MINUTES 39 SECONDS WEST ALONG THE SOUTH FACE OF A HIGH 1-STORY BRICK BUILDING 440.81 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 21 SECONDS WEST 94.78 FEET TO AN ARC OF A CIRCLE CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 270.53 FEET; THENCE SOUTHWESTERLY ALONG SAID ARC 76.57 FEET (THE CHORD OF SAID ARC HAVING A BEARING OF SOUTH 60 DEGREES 53 MINUTES 13 SECONDS WEST); THENCE SOUTHERLY ALONG AN ARC OF A CIRCLE CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 315.05 FEET FOR A DISTANCE OF 205.33 FEET TO A POINT IN THE SOUTH LINE OF THE NORTH 762.50 FEET AFORESAID 9.96 FEET EAST OF THE EAST LINE OF THE WEST 519.0 FEET AFORESAID IN COOK COUNTY, ILLINOIS.

#### PARCEL 1A:

EASEMENT FOR INGRESS & EGRESS FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN EASEMENT AGREEMENT FILED AS DOCUMENT LR3732818: THAT

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PART OF THE EAST 640.0 FEET OF THE WEST 1159.0 FEET OF THE SOUTH 712.50 FEET OF THE NORTH 762.50 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE SOUTH LINE OF THE NORTH 50 FEET OF SAID QUARTER QUARTER SECTION 659.0 FEET EAST OF THE WEST LINE THEREOF; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST PARALLEL WITH THE WEST LINE THEREOF 292.46 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG AN ARC OF A CIRCLE CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 278.94 FEET FOR A DISTANCE OF 185.96 FEET TO A POINT OF REVERSE CURVE (THE CHORD OF SAID ARC HAVING A BEARING OF SOUTH 23 DEGREES 57 MINUTES 10 SECONDS WEST); THENCE SOUTHWESTERLY ALONG AN ARC OF A CIRCLE CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 296.94 FEET FOR A DISTANCE OF 131.38 FEET TO A POINT IN THE EAST LINE OF THE WEST 519.0 FEET OF SAID QUARTER QUARTER SECTION 621.83 FEET SOUTH OF THE NORTH LINE THEREOF (THE CHORD OF SAID ARC HAVING A BEARING OF SOUTH 30 DEGREES 22 MINUTES 34 SECONDS WEST); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF THE WEST 519.0 FEET FOR A DISTANCE OF 140.69 FEET TO THE SOUTH LINE OF THE NORTH 762.50 FEET AFORESAID (EXCEPT THEREFROM THAT PART LYING SOUTH OF THE FOLLOWING DESCRIBED LINES: BEGINNING AT A POINT IN THE EAST LINE OF THE WEST 1159.0 FEET AFORESAID 469.92 FEET SOUTH OF THE NORTH LINE THEREOF; THENCE NORTH 89 DEGREES 59 MINUTES 39 SECONDS WEST ALONG THE SOUTH FACE OF A HIGH 1-STORY BRICK BUILDING (HEREINAFTER REFERRED TO AS LINE A) 440.81 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 27 SECONDS WEST 94.78 FEET TO AN ARC OF A CIRCLE CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 270.53 FEET; THENCE SOUTHWESTERLY ALONG SAID ARC 76.57 FEET (THE CHORD OF SAID ARC HAVING A BEARING OF SOUTH 6 DEGREES 52 MINUTES 15 SECONDS WEST); THENCE SOUTHERLY ALONG AN ARC OF A CIRCLE CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 315.05 FEET FOR A DISTANCE OF 205.33 FEET TO A POINT IN THE SOUTH LINE OF THE NORTH 762.50 FEET AFORESAID 9.96 FEET EAST OF THE EAST LINE OF THE WEST 519.0 FEET AFORESAID AND EXCEPT THAT PART LYING NORTH OF LINE "A" AND ITS WESTERLY EXTENSION) IN COOK COUNTY, ILLINOIS.

Common Address: 6550 S. Lavergne Avenue  
Bedford Park, Illinois 60638

Permanent Tax Identification Number: 19-21-212-072-0000

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. General real estate taxes for the current year and subsequent years which are not yet due and payable, the 2023 taxes shall be paid pursuant to a tax agreement between the respective parties.
2. Village of Bedford Park Ordinance No. 98-1009 dated May 7, 1998 prohibiting the use of the groundwater within the corporate limits of Bedford Park as a potable water supply.
3. Wall Use and Shared Facilities Agreement dated as of October 29, 1987 by and between Jefferson Smurfit Corporation, a Delaware corporation, and Harbor Properties Associates, Inc. an Illinois corporation, recorded in the Cook County Recorder's Office on November 16, 1987 as Document No. LR3667510.
4. Information and disclosures contained in Environmental Disclosure Document for Transfer of Real Property: Recorded September 1, 1992 as document 92649127 and recorded December 20, 1994 as document 04060956.
5. Rights of the public, the State of Illinois and the municipality in and to that part of the land, if any, taken and used for road purposes.
6. Matters of survey prepared by Gremley & Biedermann, Inc. dated December 12, 2003, and last revised January 15, 2004, discloses the following: Party Wall between Parcel 1 and the property to the North.
7. Encroachment of the brick building located on Parcel 1, over and unto 66<sup>th</sup> Street and LaVergne Avenue right of ways, by approximately 2.82 feet on the East line and 0.17 feet on the South line, as disclosed by survey prepared by Gremley & Biedermann, Inc. dated December 12, 2003, and last revised January 15, 2004, Job. No. 1032351