

# UNOFFICIAL COPY

Prepared by:

**GIT**

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Ste 200  
Burr Ridge, IL 60527

Doc#: 2405746060 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 02/26/2024 03:48 PM Pg: 1 of 5

Dec ID 20231201698306

ST/CO Stamp 1-007-735-344 ST Tax \$975.00 CO Tax \$487.50

After recording mail to:

Diza Properties Hazel  
Crest, LLC  
516 Gene Darfler Ct  
Naperville, IL 60565

Send future tax bills to:

Diza Properties Hazel  
Crest, LLC  
516 Gene Darfler Ct  
Naperville, IL 60565

41078780 1/3

(Space Above For Recorder's Use Only)

## **SPECIAL WARRANTY DEED**

IBC PROPERTY HOLDINGS LLC, an Illinois limited liability company ("Grantor") of 5069 Broadway, Chicago, IL 60640, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by **DIZA PROPERTIES HAZEL CREST, LLC**, ("Grantee"), of 516 Gene Darfler Ct., Naperville, IL 60565, the receipt and sufficiency of which is hereby acknowledged, hereby Grants, Bargains, Sells and Conveys unto Grantee all of Grantor's right, title and interest in and to the following described land and the improvements thereon in Cook County, Illinois and legally described as follows:

### **SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO**

with all improvements and located thereon and all right, title and interest, if any, that Grantor may have in and to all rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereto.

This conveyance is made by Grantor and accepted by Grantee subject to those covenants, conditions and restrictions of record and building lines and easements, if any ("Permitted Exceptions"); and general real estate taxes not due and payable at the time of Closing.

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, their heirs, successors and assigns forever.

Grantor, as its sole warranty herein, specially warrants to Grantee, its successors and assigns, that it will forever defend title to the Real Property (subject to the Permitted Exceptions) against only those claims of persons claiming to title or to or asserting claims affecting title to the Real Property, or any part thereof, by, through or under Grantor, but not otherwise.



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IN WITNESS WHEREOF, this Deed has been executed by Grantor as of the 16<sup>th</sup>  
February, 20 24.

**IBC PROPERTY HOLDINGS LLC**  
 An Illinois limited liability company

By: International Bank of Chicago,  
 Its Sole Member-Manager

By:   
**THOMAS A. GEHRKE, JR.**  
 Chief Lending Officer

22-Feb-2024  
**REAL ESTATE TRANSFER TAX**  
   
 COUNTY: 487.50  
 ILLINOIS: 975.00  
 TOTAL: 1,462.50  
 28-35-402-003-0000 | 20231201698306 | 1-007-735-341

Clerk's Office

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State of Illinois ILLINOIS §  
 County of Cook COOK § ss.  
 §

On the 10th day of FEBRUARY, 2024, before me, the undersigned, Thomas A. Gehrke, Jr., as Chief Lending Officer of International Bank of Chicago, sole Member-Manager of IBC Property Holdings LLC, an Illinois limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity and that, by their signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.



Lizbeth Ortiz  
 Notary Public

My Commission

Expires: 2/16/2026

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## LEGAL DESCRIPTION RIDER

### PARCEL 1:

LOT 1 IN HAR-BER ADDITION TO HAZEL CREST A SUBDIVISION OF THE SOUTH 560 FEET OF THE EAST 595 FEET OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THAT PART OF LOT 3 IN HAR-BER ADDITION TO HAZEL CREST, A SUBDIVISION OF THE SOUTH 560 FEET OF THE EAST 595 FEET OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN SAID SUBDIVISION; THENCE SOUTH 89 DEGREES 26 MINUTES 47 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 37.00 FEET; THENCE NORTH 00 DEGREES 42 MINUTES 57 SECONDS WEST ALONG A LINE 37 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 1, FOR A DISTANCE OF 150.00 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 47 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1 EXTENDED WESTERLY, 37.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 42 MINUTES 57 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

### PARCEL 3:

A NON-EXCLUSIVE RECIPROCAL EASEMENT FOR THE BENEFIT OF PARCEL 2, AS CREATED BY RECIPROCAL GRANT OF EASEMENTS AND AGREEMENT FILED DECEMBER 12, 1981 AS DOCUMENT LR 3244513 BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER A TRUST AGREEMENT DATED JUNE 25, 1971 AND KNOWN AS TRUST NUMBER 75760 AND DOMINICK'S FINER FOODS, INC. FOR THE PURPOSE OF INGRESS AND EGRESS, PARKING, DELIVERIES, TRASH REMOVAL AND ACCESS TO AND FROM PUBLIC AND PRIVATE RIGHTS-OF-WAY, WATER SYSTEM LINES, TELEPHONE AND/OR ELECTRICAL CONDUITS OR SYSTEMS, GAS MAINS, SEWER LINES, DRAINAGE LINES AND OTHER PUBLIC UTILITIES OVER THE FOLLOWING DESCRIBED LAND. THAT PART OF LOT 3 IN HAR-BER ADDITION TO HAZEL CREST, A SUBDIVISION OF THE SOUTH 560 FEET OF THE EAST 595 FEET OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 24, 1972 AS DOCUMENT NUMBER 2609325

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## PARCEL 4:

NON-EXCLUSIVE RECIPROCAL EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2, AS CREATED BY RECIPROCAL EASEMENT AGREEMENT FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS, EGRESS AND ACCESS AND FOR THE INSTALLATION OF UTILITIES DATED AS OF SEPTEMBER 8, 2016 AND RECORDED SEPTEMBER 9, 2016 AS DOCUMENT NO. 1625319197 BY AND BETWEEN HAZEL CREST BACELINE, LLC AND ARC PROPERTIES 2, LTD. OVER THE FOLLOWING DESCRIBED LAND: LOT 3 IN HAR-BER ADDITION TO HAZEL CREST, A SUBDIVISION OF THE SOUTH 560 FEET OF THE EAST 595 FEET OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS LESS AND EXCEPT THE FOLLOWING: THAT PART OF LOT 3 IN HARBER ADDITION TO HAZEL CREST, A SUBDIVISION OF THE SOUTH 560 FEET OF THE EAST 595 FEET OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN SAID SUBDIVISION; THENCE SOUTH 89 DEGREES 26 MINUTES 47 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 37.00 FEET; THENCE NORTH 00 DEGREES 42 MINUTES 57 SECONDS WEST ALONG A LINE 37 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 1, FOR A DISTANCE OF 150.00 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 47 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1 EXTENDED WESTERLY, 37.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 42 MINUTES 57 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

Permanent Index No: 28-35-402-003-0000; 28-35-402-019-0000

Property Address: 3200 W. 183rd Street Hazel Crest, Illinois 60429 and

18220-18224 Kedzie Ave., Hazel Crest, Illinois 60429