

# UNOFFICIAL COPY

106<sup>3</sup> 2365A960159LP  
CTK

Doc#: 2406711413 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/7/2024 12:00 AM Pg: 1 of 4

Dec ID 20240101615899

ST/Co Stamp 1-627-581-488 ST Tax \$1,260.00 CO Tax \$630.00

City Stamp 0-090-369-072 City Tax \$13,230.00

**This instrument prepared by:**

Schoenberg Finkel Beederman Bell Glazer  
LLC

300 S. Wacker Dr.

Suite 1500

Chicago, Illinois 60606

Attention: Joan T. Berg, Esq.

**After recording, please return to:**

Huck Bouma PC

1755 South Naperville Road, Suite 200

Wheaton, Illinois 60189

Attention: Daniel A. Johnson, Esq.

**Send Subsequent Tax Bills to:**

Saint Charles Road Holdings LLC

4115 West Saint Charles Road

Bellwood, Illinois 60104

**Commonly known as:**

4419 South Tripp Avenue

Chicago, Illinois 60632

**Property Index Numbers:**

19-03-400-124-0000; 19-03-400-130-0000

19-03-406-005-0000; 19-03-406-006-0000

## SPECIAL WARRANTY DEED

**THIS INDENTURE**, made as of January 30, 2024 between Combined Sales Co., an Illinois corporation, with principal offices at 4419 South Tripp Avenue, Chicago, Illinois 60632, **Grantor**, and Saint Charles Road Holdings LLC, an Illinois limited liability company, with principal offices at 4115 West Saint Charles Road, Bellwood, Illinois 60104, **Grantee**, WITNESSETH, that the 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 the Grantee, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of the Grantor, by these presents does hereby GRANT, BARGAIN, SELL AND CONVEY unto the Grantee, the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: Please see Exhibit A.

Together with all and singular of 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 the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, 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 WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming the same, by, through or under Grantor, subject to the matters described at Exhibit B and not otherwise.

*(Signatures appear on the following page)*



# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

A PARCEL OF LAND CONSISTING OF A PART OF LOT "B" IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND THAT PART OF THE NORTHWEST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE, OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SAID CIRCUIT COURT PARTITION IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS IN BOOK 67 OF PLATS PAGE 44 ON APRIL 28, 1897, AS DOCUMENT 2530529 AND CONSISTING ALSO OF A PART OF EACH OF LOTS 41 AND 42 IN FREDERICK H. BARTLETT'S 47TH STREET SUBDIVISION OF LOT "C" IN CIRCUIT COURT PARTITION OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH THAT PART OF THE VACATED ALLEY LYING BETWEEN SAID LOT "B" AND SAID PARTS OF LOTS 41 AND 42 SAID PARCEL OF LAND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST LINE OF SOUTH TRIPP AVENUE, A PRIVATE STREET, SAID EAST STREET LINE BEING A LINE 1,008.93 FEET EAST FROM AND PARALLEL WITH THE NORTH AND SOUTH CENTER LINE, HEREINAFTER DEFINED OF SAID SECTION 3, SAID POINT OF BEGINNING BEING 823.08 FEET SOUTH FROM THE EAST AND WEST CENTER LINE HEREINAFTER DEFINED, OF SAID SECTION 3 AND RUNNING THENCE EAST ALONG A LINE PERPENDICULAR TO SAID EAST STREET LINE, A DISTANCE OF 288.93 FEET TO A POINT WHICH IS 121.37 FEET SOUTH FROM THE NORTHEAST CORNER AND ON THE EAST LINE OF SAID LOT 41, THENCE SOUTH ALONG THE EAST LINE OF SAID LOTS 41 AND 42 A DISTANCE OF 160.19 FEET TO A POINT WHICH IS 100.60 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID LOT 42; THENCE WEST ALONG A STRAIGHT LINE A DISTANCE OF 289.26 FEET TO A POINT ON THE EAST LINE OF SAID SOUTH TRIPP AVENUE WHICH IS 983.27 FEET SOUTH FROM SAID EAST AND WEST CENTER LINE OF SECTION 3 AND THENCE NORTH ALONG SAID EAST STREET LINE, A DISTANCE OF 160.19 FEET TO THE POINT OF BEGINNING.

THE FOREGOING DESCRIPTION IS BASED UPON THE FOLLOWING DEFINITIONS:

THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3 IS DEFINED AS A STRAIGHT LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SECTION 3, MEASURED 2,648.14 FEET WEST FROM THE NORTHEAST CORNER OF SECTION 3 AND MEASURED 2,642.84 FEET EAST FROM THE NORTHWEST CORNER OF SECTION 3 TO A POINT ON THE SOUTH LINE OF SAID SECTION 3, MEASURED 2,669.37 FEET WEST FROM THE SOUTHEAST CORNER OF SECTION 3 AND MEASURED 2,668.04 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 3.

THE EAST AND WEST CENTER LINE OF SAID SECTION 3 IS DEFINED AS A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID SECTION 3, MEASURED 2,597.19 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID SECTION 3 AND MEASURED 2,669.84 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION 3 TO A POINT ON THE WEST LINE OF SAID SECTION 3 MEASURED 2,598.77 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 3 AND MEASURED 2,661.19 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID SECTION 3, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as: 4419 South Tripp Avenue, Chicago, Illinois

Property Index Numbers: 19-03-400-124-0000; 19-03-400-130-0000; 19-03-406-005-0000; and  
19-03-406-006-0000

# UNOFFICIAL COPY

## EXHIBIT B SUBJECT TO

1. Second installment general real estate taxes for the year 2023 and subsequent years which are not yet due and payable.
2. Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for road purposes, together with utility rights therein.
3. Rights of Way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
4. Reservation of easement in deed recorded November 12, 1964 as document 19300686 over the North 15 feet for use of 30 foot private alley.
5. Reservation of the North 15 feet as a private alley and of the right to erect, construct, reconstruct, extend, enlarge, alter, improve, operate, repair and maintain sewers in the North 15 feet of the land and to construct, reconstruct, maintain, and operate across, but not longitudinally along, said 15 feet any and all such railroad track or tracks as it may desire, and the right from time to time and at any time or times to alter, change the location of or remove any such railroad track or tracks, together with the right to dedicate said North 15 feet from public alley, as contained in deed from Crawford Real Estate Development Company to West Wood Prince and James F. Donovan as trustee of the Central Manufacturing District dated September 2, 1964 and recorded September 4, 1964 as document 19236003.
6. Easement in favor of Peoples Gas Light and Coke Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded September 5, 1986 as Document No. 86395540. See document for exact location.
7. Terms, conditions, and limitations contained in the No Further Remediation Letter issued by the Illinois Environmental Protection Agency recorded on October 8, 2015 as Document No. 1528146000.