

Owner: Agree Central, LLC, a
Delaware limited liability
company

Route: IL 19

Section: Kolze Avenue to Bobby Lane

County: Cook

Project No.: 15-00082-00-CH

Job No.: R-90-039-22

Parcel No.: ONE0008

P.I.N. No.: 12-15-314-023

UNOFFICIAL COPY



Doc# 2409530097 Fee \$93.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 4/4/2024 12:26 PM

PAGE: 1 OF 5

WARRANTY DEED
(Limited Liability Company) (Non-Freeway)

Agree Central, LLC, a Limited Liability Company organized and existing under and by virtue of the laws of the State of Delaware and duly authorized to do business under the Statutes of the State of Illinois, (Grantor), for and in consideration of Four Thousand and No/100 Dollars (\$4,000.00), receipt of which is hereby acknowledged, and pursuant to the authority given by the member(s) of said Limited Liability Company, grants, conveys, and warrants to the People of the State of Illinois, Department of Transportation, (Grantee), the following described real estate:

See attached legal description.

Address: 9320 Irving Park Road (Northeast corner old River Road), Schiller Park, Illinois 60176

situated in the County of Cook, State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises."

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.

REAL ESTATE TRANSFER TAX

04-Apr-2024



| | |
|-----------|------|
| COUNTY: | 0.00 |
| ILLINOIS: | 0.00 |
| TOTAL: | 0.00 |

12-15-314-023-0000

| 20240201643734 | 0-554-104-368

S N
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UNOFFICIAL COPY

Dated this 28th day of February, 2024.

Agree Central, LLC
By: Agree Limited Partnership, Its Sole Member

Danielle Spehar PL
Signature

Danielle Spehar, Authorized Representative

State of Michigan)
County of Oakland) ss
)

This instrument was acknowledged before me on February 28, 2024, by Danielle Spehar, as Authorized Representative of Agree Limited Partnership, the Sole Member of Agree Central, LLC.

(SEAL)

SUSAN M. MOORE
NOTARY PUBLIC, STATE OF M.
COUNTY OF MACOMB
MY COMMISSION EXPIRES Oct 7, 2028
ACTING IN COUNTY OF Oakland

Susan M. Moore
Notary Public

My Commission Expires: 10/7/2028

Exempt under 35 ILCS 200/31-45(b), Real Estate Transfer Tax Law.

February 29, 2024
Date

[Signature]
Buyer, Seller or Representative

This instrument was prepared by and after recording, mail this instrument and future tax bills to:

Illinois Department of Transportation
ATTN: Bureau of Land Acquisition
201 Center Court, Schaumburg, IL 60196-1096

Grantee

UNOFFICIAL COPY

Route: Illinois Route 19 (Irving Park Road)
Section: 15-00082-00-CH
County: Cook
Job Number: R-90-039-22
Parcel Number: ONE0008
Station: 109+44.14 to 109+68.80
P.I.N.: 12-15-314-023

That part of the Southwest fractional Section 15, Township 40 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois. Bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.9999448 described as follows:

Beginning at the Southwest corner of Lot 4 in Old Grove Shopping Center Resubdivision, recorded August 6, 2011 as document number 1124934031; thence North 03 degrees 58 minutes 35 seconds West along the East Right of Way of Old River Road a distance of 20.02 feet; thence South 41 degrees 57 minutes 38 seconds East a distance of 31.43 feet to the North Right of Way of Irving Park Road; thence North 80 degrees 10 minutes 00 seconds West along the North Right of Way of Irving Park Road a distance of 19.92 feet to the point of beginning.

Said parcel containing 193.6 sq. ft./0.004 acres, more or less.

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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.

DATED: 02 | 29 | 20 24

SIGNATURE: _____

GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

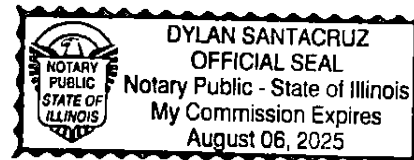
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): RIGHTY GEROLD

AFFIX NOTARY STAMP BELOW

On this date of: 02 | 29 | 20 24

NOTARY SIGNATURE: _____



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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.

DATED: 02 | 29 | 20 24

SIGNATURE: _____

GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

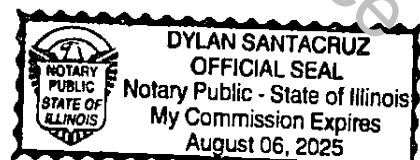
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): _____

AFFIX NOTARY STAMP BELOW

On this date of: 02 | 29 | 20 24

NOTARY SIGNATURE: _____



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)

rev. on 10.17.2016

UNOFFICIAL COPY**PLAT ACT AFFIDAVIT**

State of Illinois

County of Cook } SS.

AGAFYA GEROLDOY being duly sworn on oath, states that she works
 at 222 Northfield Rd, # 201, Northbrook That the attached deed is not in violation of 765 ILCS 205/1 for one
 of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
 - OR -
 the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- ⑦ 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that she makes this affidavit for the purpose of inducing the Clerk's Office of Cook County Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me

this 28 day of February, 2024
Dylan Santacruz

