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REAL ESTATE TRANSFER TAX

09-Apr-2024



COUNTY:	100.00
ILLINOIS:	200.00
TOTAL:	300.00

31-14-105-001-0000

20240401669072 | 1-567-567-408



2410008026

Doc# 2410008026 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

BLANKET FEE:\$75.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 4/9/2024 2:04 PM

PAGE: 1 OF 8

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

24162910/1

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of the 28 day of March, 2024 between ASF TAP IL III, LLC, a Delaware Limited Liability Company (as to parcels on Exhibit A attached hereto) and ASF TAP IL I, LLC, a Delaware Limited Liability Company (as to parcels on Exhibit B attached hereto), both of 3565 Piedmont Road NE, Building One, #200, Atlanta, GA 30305 (collectively, the "Grantor"), in favor of SUNNY VALLEY PROPERTIES, LLC, P.O. Box 3588, Orlando, FL 32802-3588 ("Grantee"). For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor GRANTS, REMISES, RELEASES, ALIENS AND CONVEYS to Grantee and to its successors and assigns, FOREVER, all of the following described real estate, situated in Cook County in the State of Illinois, known and described as follows:

See attached EXHIBIT A and EXHIBIT B for legal description, PIN and addresses

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 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 and his successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his successors and assigns, 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 that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND, subject to only to the following

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permitted exceptions: (1) zoning ordinances affecting said Property, (2) all matters of record affecting said Property, (3) subdivision covenants and restrictions of record, (4) all facts, matters and conditions that would be shown on a current and accurate survey of said Property, (5) prior mineral reservations, and (6) leases, other easements, other restrictions and encumbrances affecting the Property.

[Remainder of page blank. Signature page to Special Warranty Deed follows]

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, ASF TAP IL III, LLC has caused its name to be signed to this Special Warranty Deed the day and year first above written.

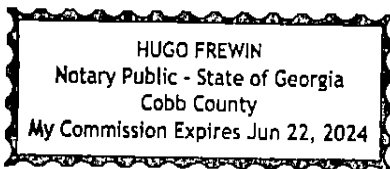
ASF TAP IL III, LLC, a Delaware Limited Liability Company

By: _____
Name: Dor Becalel
Title: VP

STATE OF Georgia)
) SS
COUNTY OF Cobb)

I, the undersigned, a Notary Public in and for said County, in the State of Georgia, DO HEREBY CERTIFY that Dor Becalel, the Vice President of ASF TAP IL III, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes set forth.

Given under my hand and notarial seal on this 1 day of April, 2024.




Notary Public

UNOFFICIAL COPY

IN WITNESS WHEREOF, ASF TAP IL I, LLC has caused its name to be signed to this Special Warranty Deed the day and year first above written.

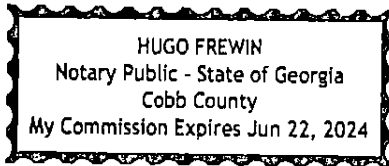
ASF TAP IL I, LLC, a Delaware Limited Liability Company


By: 
Name: Dror Bezalet
Title: VP

STATE OF (Georgia)) SS
COUNTY OF (Cobb))

I, the undersigned, a Notary Public in and for said County, in the State of Georgia, DO HEREBY CERTIFY that Dror Bezalet the Vice President of ASF TAP IL I, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes set forth.

Given under my hand and notarial seal on this 4 day of April, 2024.




Notary Public

This document was prepared by:

Wendy M. Reutebuch
CARLSON DASH, LLC
216 S. Jefferson Street, Suite 504
Chicago, Illinois 60661

After recording mail to and send subsequent tax bills to:

Sunny Valley Properties LLC
PO Box 3588
Orlando, FL 32802-3588

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EXHIBIT A
LEGAL DESCRIPTION
FOR ASF TAP IL III LLC LOTS

PARCEL 1:

LOTS 29, 30 AND 32 IN TRADITIONS OF OLYMPIA FIELDS PHASE ONE, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 2004 AS DOCUMENT 0433544022, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 26 AND 27 IN TRADITIONS OF OLYMPIA FIELDS PHASE TWO, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 2004 AS DOCUMENT 0433544021, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 40 AND 43 IN TRADITIONS OF OLYMPIA FIELDS PHASE FIVE, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 2004 AS DOCUMENT 0433544020, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 7:

THE NORTH 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART LYING NORTH OF A LINE 50 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SECTION 14 AND EXCEPT THE SOUTH 300 FEET OF THE NORTH 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND EXCEPT THAT PART BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF 100 FOOT VOLLMER ROAD WITH THE EASTERLY RIGHT OF WAY LINE OF 83 FOOT CRAWFORD AVENUE; THENCE EAST ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE 67 FEET; THENCE SOUTHWESTERLY TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE THAT IS 40.20 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE PLACE OF BEGINNING; ALSO EXCEPT THOSE PORTIONS FALLING WITHIN THE PLATS OF "TRADITIONS OF OLYMPIA FIELDS PHASES ONE, TWO, THREE, FOUR, FIVE AND SIX") IN COOK COUNTY, ILLINOIS

PIN:	31-14-105-001-0000 – Lot 30
	31-14-106-004-0000 - Lot 29
	31-14-104-003-0000 - Lot 32
	31-14-106-001-0000 - Lot 26

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31-14-106-002-0000 - Lot 27

31-14-104-015-0000 - Lot 40

31-14-104-020-0000 -Lot 43

31-14-107-001-0000 - RAW

COMMONLY KNOWN AS: 3701 CARRIAGE PL, OLYMPIA FIELDS, IL 60461 – Lot 30
3700 CARRIAGE PL, OLYMPIA FIELDS, IL 60461 – Lot 29
19929 BURNSIDE CT, OLYMPIA FIELDS, IL 60461 – Lot 32
3707 CLUBHOUSE LN, OLYMPIA FIELDS, IL 60461 – Lot 26
3715 CLUBHOUSE LN, OLYMPIA FIELDS, IL 60461 – Lot 27
19924 BURNSIDE CT, OLYMPIA FIELDS, IL 60461 – Lot 40
3907 TRADITIONS DR, OLYMPIA FIELDS, IL 60461 – Lot 43
20001 ARQUILLA CIR, OLYMPIA FIELDS, IL 60461 - RAW

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EXHIBIT B
LEGAL DESCRIPTION
FOR ASF TAP IL I LLC LOTS

PARCEL 4:

LOTS 2, 3, 5 AND 6 IN TRADITIONS OF OLYMPIA FIELDS PHASE ONE, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 2004 AS DOCUMENT 0433544022, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOTS 8 AND 11 IN TRADITIONS OF OLYMPIA FIELDS PHASE FOUR, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 2004 AS DOCUMENT 04335440218, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 6:

LOTS 14, 15 AND 16 IN TRADITIONS OF OLYMPIA FIELDS PHASE SIX, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 2004 AS DOCUMENT 04335440219, ALL IN COOK COUNTY, ILLINOIS.

PIN:

- 31-14-110-002-0000 – Lot 2
- 31-14-110-003-0000 - Lot 3
- 31-14-109-002-0000 - Lot 5
- 31-14-109-003-0000 - Lot 6
- 31-14-109-005-0000 - Lot 8
- 31-14-108-002-0000 -Lot 11
- 31-14-108-005-0000 -Lot 14
- 31-14-108-006-0000 – Lot 15
- 31-14-108-007-0000 – Lot 16

COMMONLY KNOWN AS:

- 20006 OLD GEORGE WAY, OLYMPIA FIELDS, IL 60461 – Lot 2
- 20012 OLD GEORGE WAY, OLYMPIA FIELDS, IL 60461 – Lot 3
- 20007 OLD GEORGE WAY, OLYMPIA FIELDS, IL 60461 – Lot 5
- 20003 OLD GEORGE WAY, OLYMPIA FIELDS, IL 60461 – Lot 6
- 20008 FOUNDERS WAY, OLYMPIA FIELDS, IL 60461 – Lot 8
- 20013 FOUNDERS WAY, OLYMPIA FIELDS, IL 60461 – Lot 11
- 20004 CLASSIC LN, OLYMPIA FIELDS, IL 60461 – Lot 14
- 20008 CLASSIC LN, OLYMPIA FIELDS, IL 60461 – Lot 15
- 20012 CLASSIC LN, OLYMPIA FIELDS, IL 60461 – Lot 16

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Georgie PLAT ACT AFFIDAVIT OF METES AND BOUNDS
STATE OF ~~ILLINOIS~~
COUNTY OF Cobb)^{SS}

Hugo Frewin, being duly sworn on oath, states that
affiant resides at 3065 Piedmont Road NE, 1-200, Atlanta GA 30305

And further states that: (please check the appropriate box)

A. That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or
B. That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)

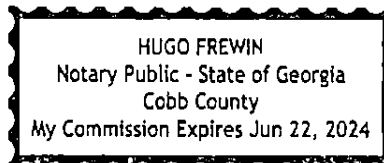
1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. 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;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. 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 Land 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;
10. This conveyance is of land described in the same manner as title was taken by grantor(s).

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cobb County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

This 2 day of April, 2024

[Signature]
Signature of Notary Public



[Signature]
Signature of Affiant