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Chicago Title Insurance Company
WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 2410602060 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/15/2024 9:52 AM Pg: 1 of 5

Dec ID 20240301661447
ST/Co Stamp 0-750-882-352 ST Tax \$1,850.00 CO Tax \$925.00

1
23NW5714194WH

THE GRANTOR(S), **PODLIN DRIVE ONE LLC**, an Illinois Limited Liability Company, of the Village of Glendale Heights, County of DuPage, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to **471 PODLIN, LLC**, an Illinois Limited Liability Company, (GRANTEE'S ADDRESS) 471 Podlin Drive, Franklin Park, Illinois 60131 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, existing leases all all rights thereunder of any person or party claiming thereunder or through the lessees, general taxes for the year 2023 and 2024, subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2023 and subsequent years

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. (This is not homestead property)

Permanent Real Estate Index Number(s): 12-19-100-126-0000

Address(es) of Real Estate: 471 Podlin Drive, Franklin Park, Illinois 60131

(*Incorporated Bensenville)

Dated this 2nd day of April, 2024

PODLIN DRIVE ONE LLC

By: Brian D. Ruxton
Brian D. Ruxton
Co-Trustee/Co-Manager of Podlin Drive One LLC

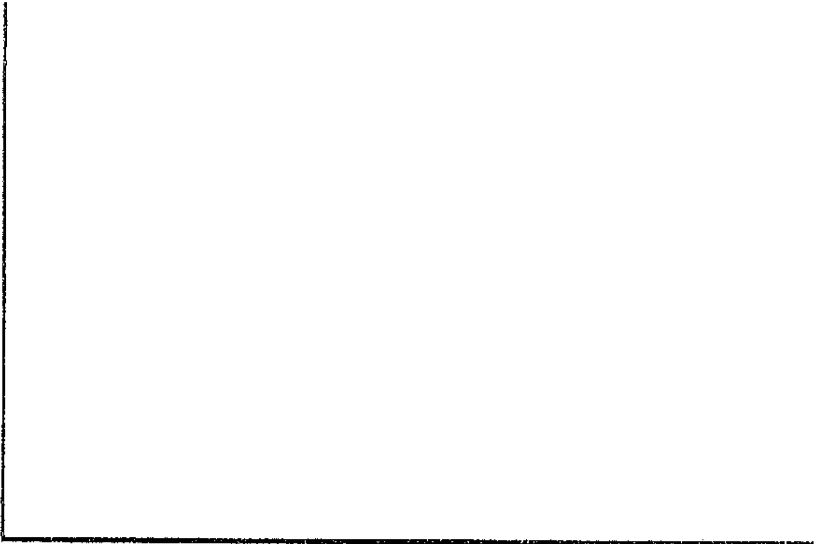
By: _____
Philip Scott Park
Co-Trustee/Co-Manager of Podlin Drive One LLC

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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY



PROPERTY OF COOK COUNTY Clerk's Office

THE GRANTOR(S), **PODLIN DRIVE ONE LLC**, an Illinois Limited Liability Company, of the Village of Glendale Heights, County of DuPage, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to **471 PODLIN, LLC**, an Illinois Limited Liability Company, (GRANTEE'S ADDRESS) 471 Podlin Drive, Franklin Park, Illinois 60131 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, existing leases all all rights thereunder of any person or party claiming thereunder or through the lessees, general taxes for the year 2023 and 2024, subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2023 and subsequent years

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Dated this 2nd day of April, 2024

PODLIN DRIVE ONE LLC

By: _____
Brian D. Ruxton
Co-Trustee/Co-Manager of Podlin Drive One LLC

By: Philip Scott Park
Philip Scott Park
Co-Trustee/Co-Manager of Podlin Drive One LLC



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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT BRIAN D. RUXTON, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

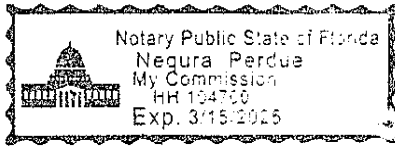
Given under my hand and official seal, this _____ day of April, 2024

(Notary Public)

Florida
STATE OF ILLINOIS, COUNTY OF COOK ss.
Collier
NY

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT PHILIP SCOTT PARK, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 5 day of April, 2024



(Notary Public)

Prepared By: Brian D. Ruxton
101 W. 22nd Street #208
Lombard, Illinois 60148-4989

Mail To:

Gus P. Apostolopoulos
Lucas, Apostolopoulos & Valenti, Ltd.
881 W. Lake St.
Addison, IL 60101

Name & Address of Taxpayer:

471 PODLIN, LLC
471 Podlin Drive
Franklin Park, Illinois 60131

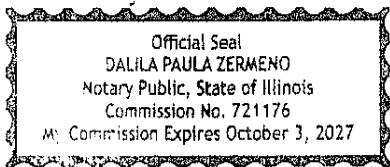
Notary Public of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT BRIAN D. RUXTON, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 4th day of April, 2024



Dalila Paula Zermeno (Notary Public)

TATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT PHILIP SCOTT PARK, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this _____ day of April, 2024

_____(Notary Public)

Prepared By: Brian D. Ruxton
101 W. 22nd Street #208
Lombard, Illinois 60148-4989

Mail To:

Gus P. Apostolopoulos
Lucas, Apostolopoulos & Valenti, Ltd.
881 W. Lake St.
Addison, IL 60101

Name & Address of Taxpayer:

471 PODLIN, LLC
471 Podlin Drive
Franklin Park, Illinois 60131

23-346

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EXHIBIT A

Legal Description

PARCEL 1: THAT PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTERLINE OF FRANKLIN AVENUE AND A POINT 797.46 FEET (MEASURED AT RIGHT ANGLES) EAST OF THE WEST LINE OF SAID SECTION; THENCE SOUTH ON A LINE 797.46 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION, A DISTANCE OF 658.87 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH ON SAID PARALLEL LINE, A DISTANCE OF 198.92 FEET; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 205.44 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION, A DISTANCE OF 198.92 FEET; THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 205.44 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE GRANT EASEMENT DATED JUNE 11, 1955 AND RECORDED JUNE 16, 1955 AS DOCUMENT 16271421, OVER, ALONG, UPON AND ACROSS THE FOLLOWING DESCRIBED LAND: THAT PART OF NORTHWEST FRACTIONAL 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 12, DESCRIBED AS FOLLOWS: COMMENCING AT POINT OF INTERSECTION OF CENTERLINE OF FRANKLIN AVENUE, WITH A LINE 731.46 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION (SAID 731.46 FEET BEING MEASURED AT RIGHT ANGLES TO SAID WEST LINE); THENCE SOUTH PARALLEL WITH SAID WEST LINE OF SAID SECTION, A DISTANCE OF 1402.00 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 66.00 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID NORTHWEST FRACTIONAL 1/4 SECTION, A DISTANCE OF 1377.05 FEET TO THE CENTERLINE OF FRANKLIN AVENUE; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF FRANKLIN AVENUE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office