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WARRANTY DEED
Statutory (Illinois) 10th

Corporation to Corporation

2565713003664

MAIL TO:

Animesh Ravani
Northstone Law
1016 W. Jackson Blvd., Ste 509
Chicago, IL 60607

NAME & ADDRESS OF TAXPAYER:

4550 W Patterson LLC 2211 N. Elston Avenue, Ste 400 Chicago, IL 60614 Doc#. 2410820091 Fee: \$107.00 KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 4/17/2024 11:42 AM Pg: 1 of 5

Dec ID 20240401675551 ST/Co Stamp 1-086-472-496 ST Tax \$1,900.00 CO Tax \$950.00 City Stamp 0-327-057-712 City Tax \$19,950.00

THE GRANTOR, RAYTEK PROPERTIES, LLC - CHICAGO, an Illinois series limited liability company, for and in consideration of TEN & 00/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS TO 4550 W PATTERSON LLC, an Illinois limited liability company, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Legal Description attached as Exhibit A

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PIN: Part of: 13-22-122-051

4554 W. Patterson Avenue Chicago, IL 60641

SUBJECT TO: Covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, if any, general taxes for the year 2023 (second installment) and subsequent years.

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Warranty Deed - continued

DATED this 3\st day of March, 2024.

RAYTEK PROPERTIES, LLC - CHICAGO An Illinois scries limited liability company

By: Gary Rabine, Manager

STATE OF ILLINOIS

SS.

COUNTY OF LOVE

GIVEN under my hand and official seal, this 3/5t day of Marcn, 2024.

Commission Expires Oct. 29th 2025

Notary Public

CASSIE FLUEGEL Official Seal Notary Public - State of Illinois My Commission Expires Oct 29, 2025

PREPARED BY:

Craig S. Krandel 407 Congress Parkway, Ste E. Crystal Lake, IL 60014 GRANTEE'S ADDRESS:

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EXHIBIT A



LEGAL DESCRIPTION

Orde No.: 23CST130036CL

For APN/Parce ID(s): 13-22-122-051-0000

PARCEL 1:

THE WEST 9.00 FEET OF LOT 22 LOTS 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41 AND THE WEST 18.14 FEET OF LOT 42 IN BLOCK 1 IN L. E. CRANDALL'S GRAYLAND SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MESTIGIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 1/2 OF ALL THAT PART OF PATTERSON AVENUE (FORMERLY MILTON PLACE), NOW VACATED, LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 22 TO 26, BOTH INCLUSIVE, AND THE SOUTH LINE OF SAID LOT 28 PRODUCED WEST TO THE WEST LINE OF ORIGINAL BLOCK 16 IN GRAYLAND (EXCEPTING THE REFROM THE EAST 16.00 FEET OF SAID LOT 22) IN BLOCK 1 AND NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 34 TO 40, BOTH INCLUSIVE, AND THE NORTH LINE OF SAID LOT 34. PRODUCED WEST TO THE WEST LINE OF ORIGINAL BLOCK 16 IN GRAYLAND (EXCEPTING THEREFROM THE EAST 16.00 FEET OF SAID LOT 40) IN BLOCK 4 IN L. E. CRANDALL'S GRAYLAND SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, L'AST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE NORTH/SOUTH ALLEY, NOW VACATED, LYING WEST OF AND ADJOINING LOT 28 IN BLOCK 1 IN L. E. CRANDALL'S GRAYLAND SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE EAST AND WEST ALLEY, NOW VACATED, LYING NORTH OF AND ADJOINING THE WEST 9.00 FEET OF LOT 22 AND NORTH OF AND ADJOINING LOTS 23, 24, 25, 26, 27 AND 28 AND NORTH OF AND ADJOINING THE NORTH AND SOUTH ALLEY, NOW VACATED, LYING WEST OF AND ADJOINING LOT 28 AFORESAID AND LYING SOUTH OF AND ADJOINING LOTS 29, 30, 31, 32, 33, 34 AND 35, ALL IN BLOCK 1 IN L. E. CRANDALL'S GRAYLAND SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH,

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LEGAL DESCRIPTION

(continued)

RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clark's Office

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PLAT ACT AFFIDAVIT **Metes and Bounds Descriptions**

Mail/Return To: Craig S. Krandel Zukowski, Rogers, Flood & McArdle 50 Virginia Street Crystal Lake, IL 60014

		This space is for RECORDER'S USE ONLY
State of	FIllinois Ss O	
County	of Cook)	
	Ryan P. Farrell, attorney for Granto:, be nois. And further states that: (please cl	eing duly sworn on oath, states that his business address is 50 Virginia Street, Crystal leck the appropriate box)
A.	[] That the attached deed is not in vi	iolation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land
В.		iolation of '/65 LLCS 205/1(b) for one of the following reasons:
_	The division or subdivision of the land streets or easements of access.	into parcels or tracts of 5 acres or more in the size which does not involve any new
	easements of access.	nan 1 acre in any recorded subdivision which does not involve any new streets or
3.	The sale or exchange or parcels of land	between owners of adjoining and configuous land.
	other pipe lines which does not involve	terest therein for use as a right of way in railroads or other public utility facilities and any new streets or easements of access.
	access.	lroad or other public utility which does not involve any new streets or easements of
		other public purposes or grants or conveyances relating to the dedication of land for evacation of land impressed with a public use.
7.	Conveyances made to correct description	ons in prior conveyances.

The sale or exchange of parcels or tracts of land following the division into no more than two parts of a particular parcel or 8. tract of land existing on July 17, 1959, and not involving any new streets or easements of access.

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 9. 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 configurations 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.

The preparation of a plat for wind energy devices under Section 10-620 of the Property Tax Code. 10.

Affiant further states that Affiant makes this Affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Craig S. Krandel

Zukowski, Rogers, Flood & McArdle

SUBSCRIBED AND SWORN TO BEFORE me this 10th day of April

OMMISSION EXPIRES 06/30/202