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**SPECIAL
WARRANTY DEED**
(Limited Liability Company)

Doc#: 2415702089 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/5/2024 10:21 AM Pg: 1 of 4

Dec ID 20240501607744

ST/Co Stamp 1-993-356-592 ST Tax \$450.00 CO Tax \$225.00

THE GRANTOR

Frank Properties, LLC Series II,
An Illinois Limited Liability
Company, with principal offices
At 1956 Ridge Road, Homewood,
Illinois, for and in consideration

(The space above for Recorder's use only)

of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable
considerations in hand paid, **GRANTS, BARGAINS, SELLS, and CONVEYS** to The Wealth
Center LLC, an Illinois Limited Liability Company with principal offices at 1100 Lake Street,
Suite 632, Oak Park, Illinois, the following Real Estate situated in Cook County, Illinois, legally
described as:

Legal Description: Exhibit A hereto

Permanent Index Number: 29-31-400-056-0000

Address of Real Estate: 18031 Dixie Highway, Homewood, IL 60430

SUBJECT TO: General Real Estate taxes not due and payable at the time of Closing; building
lines and building restrictions of record; zoning and building laws and
ordinances; public and utility easements; covenants and restrictions of record;
party wall rights and agreements.

Dated this 21 day of May, 2024



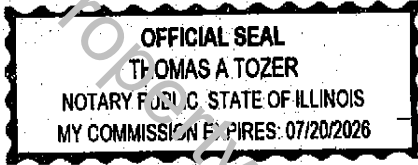
William Frank, Sole Member
And Manager, Frank Properties, LLC
Series II

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William Frank, personally known to me to be the same persons whose names are subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 21st day of May, 2024.

Seal:



Thomas A Tozer
NOTARY PUBLIC

This instrument was prepared by: Thomas A. Tozer, Tozer Law Office, 1820 Ridge Road, Suite 101, Homewood, IL 60430

MAIL TO:

The Wealth Center
3025 STAFFORD DR.
MAYNHAM IL 60126

SEND SUBSEQUENT TAX BILLS TO:

The Wealth Center
1100 Lake Street
Suite 632
Oak Park, IL 60701

Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT "A"**
Legal Description

PARCEL 1 (FEE):

THAT PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF DIXIE HIGHWAY (SAID EAST LINE BEING 33 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SOUTH EAST 1/4 OF SECTION 31) WITH THE WESTWARD EXTENSION OF THE LINE OF THE NORTH FACE OF THE NORTH WALL OF A ONE-STORY BRICK BUILDING WHICH POINT OF INTERSECTION IS 988.21 FEET SOUTH OF THE NORTH LINE OF SAID SOUTH EAST 1/4 OF SECTION 31; AND RUNNING THENCE EAST ALONG SAID WESTWARD EXTENSION, ALONG SAID NORTH FACE OF THE NORTH WALL AND ALONG THE LINE OF THE EASTWARD EXTENSION OF SAID NORTH FACE OF THE NORTH WALL, A DISTANCE OF 140 FEET; THENCE NORTH TO ITS INTERSECTION WITH A LINE 173 FEET EAST OF AND PARALLEL TO SAID WEST LINE OF THE SOUTH EAST 1/4 AT A POINT THEREON WHICH IS 988.75 FEET SOUTH OF SAID NORTH LINE OF THE SOUTH EAST 1/4; THENCE NORTH ALONG THE LAST ABOVE MENTIONED PARALLEL LINE, A DISTANCE OF 46.48 FEET TO ITS INTERSECTION WITH THE EASTWARD EXTENSION OF THE LINE OF THE SOUTH FACE OF THE SOUTH WALL OF A ONE-STORY BRICK BUILDING WHICH POINT OF INTERSECTION IS 942.27 FEET SOUTH OF THE NORTH LINE OF SAID SOUTH EAST 1/4; THENCE WEST ALONG SAID EASTWARD EXTENSION, ALONG SAID SOUTH FACE OF THE SOUTH WALL, AND ALONG THE LINE OF THE WESTWARD EXTENSION OF THE LINE OF SAID SOUTH FACE OF THE SOUTH WALL, A DISTANCE OF 140 FEET TO ITS INTERSECTION WITH SAID EAST LINE OF DIXIE HIGHWAY AT A POINT THEREON WHICH IS 941.59 FEET SOUTH OF SAID NORTH LINE OF THE SOUTH EAST 1/4; THENCE SOUTH ALONG SAID EAST LINE OF DIXIE HIGHWAY, A DISTANCE OF 46.62 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (EASEMENT):

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE EASEMENT AGREEMENT DATED SEPTEMBER 20, 1966, RECORDED OCTOBER 11, 1966, AS DOCUMENT NO. 19966472 FOR INGRESS AND EGRESS OVER AND UPON A STRIP OF LAND 14 FEET WIDE EXTENDING EAST FROM DIXIE HIGHWAY, THE NORTH LINE OF WHICH IS 150 FEET AND THE SOUTH LINE THEREOF BEING 140 FEET, BEING PART OF LOT 2 IN PANOS' RESUBDIVISION OF PART OF THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS PER PLAT RECORDED ON MARCH 4, 1965, AS DOCUMENT NO. 19397294, SAID NORTH LINE OF AFORESAID STRIP BEING 48 FEET SOUTH AND PARALLEL TO THE MOST NORTHERLY LINE OF SAID LOT 2, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3 (EASEMENT)

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AND PARTY WALL AGREEMENT FROM COMMUNITY BANK OF FLOSSMOOR, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 30, 1978, AND KNOWN AS TRUST NUMBER 78223, TO COMMUNITY BANK OF HOMEWOOD-FLOSSMOOR, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 16, 1976, AND KNOWN AS TRUST NUMBER 76057, DATED FEBRUARY 15, 1979, AND RECORDED MARCH 12, 1979, AS DOCUMENT NO. 24876418, AND RE RECORDED JULY 5, 1979, AS DOCUMENT NO. 25035766, FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND: THE EAST 20 FEET OF THAT PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF DIXIE HIGHWAY (SAID EAST LINE BEING 33 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SOUTH EAST 1/4 OF SECTION 31) WITH A LINE 891.62 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SOUTH EAST 1/4 OF SECTION 31, AND RUNNING THENCE EAST ALONG THE LAST ABOVE MENTIONED PARALLEL LINE A DISTANCE OF 140 FEET TO ITS INTERSECTION WITH A LINE 173 FEET EAST OF AND PARALLEL TO SAID WEST LINE OF THE SOUTH EAST

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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EXHIBIT "A" Legal Description

1/4; THENCE SOUTH ALONG THE LAST ABOVE MENTIONED PARALLEL LINE A DISTANCE OF 50.65 FEET TO ITS INTERSECTION WITH THE EAST EXTENSION OF THE LINE OF THE SOUTH FACE OF THE SOUTH WALL OF A ONE-STORY BRICK BUILDING, WHICH POINT OF INTERSECTION IS 942.27 FEET SOUTH OF THE NORTH LINE OF THE SOUTH EAST 1/4; THENCE WEST ALONG SAID EASTWARD EXTENSION, ALONG SAID SOUTH FACE OF THE SOUTH WALL AND ALONG THE WESTWARD EXTENSION OF THE LINE OF SAID SOUTH FACE OF THE SOUTH WALL A DISTANCE OF 140. FEET TO ITS INTERSECTION WITH SAID EAST LINE OF DIXIE HIGHWAY, AT A POINT THEREON WHICH IS 941.59 FEET SOUTH OF SAID NORTH LINE OF THE SOUTH EAST 1/4 AND TO NORTH ALONG SAID EAST LINE OF DIXIE HIGHWAY, A DISTANCE OF 49.97 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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