

# UNOFFICIAL COPY

1-2 240031206W

**After Recording Return to:**

Thompson Coburn LLP  
c/o Gary Plotnick  
55 East Monroe Street, 37th Floor  
Chicago, IL 60603

Doc#: 2416914268 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/17/2024 12:44 PM Pg: 1 of 6

Dec ID 20240601626538

ST/Co Stamp 1-621-728-560 ST Tax \$0.00 CO Tax \$0.00

**Grantee Address and Tax Bills To:**

Total Transmission Realty LLC  
1824 Fillmore Ave  
Buffalo, NY 14214

## SPECIAL WARRANTY DEED

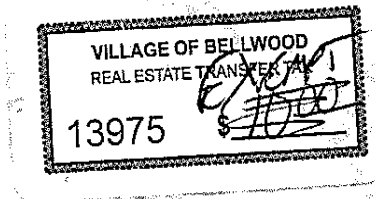
THIS SPECIAL WARRANTY DEED, made and entered into this 12th day of June, 2024, by and between the VILLAGE OF BELLWOOD, a municipal corporation, with its principal office located at 3200 Washington Blvd., Bellwood, Illinois 60104, ("Grantor"), and TOTAL TRANSMISSION REALTY LLC, an Illinois limited liability company, with its principal office located at 2601 Grant Street, Bellwood, Illinois 60104 ("Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby presents GRANT, REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its successors and assigns, FOREVER, the following described real estate, situated in the County of Cook and the State of Illinois (the "Property") more particularly described as follows:

See Exhibit A attached hereto and made a part hereof together with the building structures, fixtures and other improvements located on said real estate.

TO HAVE AND TO HOLD the said Property as above described, unto the Grantee and to its successors and assigns forever. The Grantor hereby covenanting that it shall and will WARRANT AND FOREVER DEFEND the title to the Property unto the Grantee, and to its successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, subject to the matters set forth on Exhibit B, attached hereto.

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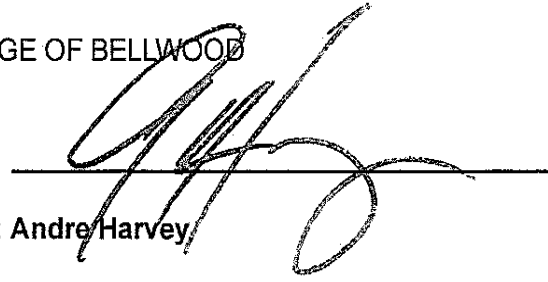
Chicago Title Insurance Co.  
1795 West State Street  
Geneva, Illinois 60134

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IN WITNESS WHEREOF, the Grantor has executed this Deed the day and year first above written.

VILLAGE OF BELLWOOD

By:



Name: Andre Harvey

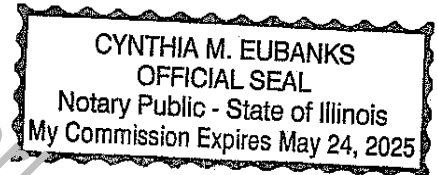
Title: Mayor

STATE OF ILLINOIS )  
  )ss.  
COUNTY OF COOK )

I, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Andre Harvey, Mayor of the Village of Bellwood, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this 11th day of June, 2024, and acknowledged that s/he signed and delivered the said instrument as his/her free and voluntary act on behalf of said entity, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11th day of June, 2024.

  
Notary Public



**Prepared By:**  
OTTOSEN DINOLFO HASENBALG & CASTALDO, LTD.  
8 S. Main St., Suite C  
Elburn, IL 60119  
Telephone: (630) 365-6441

REAL ESTATE TRANSFER TAX		14-Jun-2024
COUNTY:		100.75
ILLINOIS:		201.50
TOTAL:		302.25

06-35-310-008-1032 | 20240501693867 | 0-054-041-904

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## EXHIBIT A

THE WEST 106 FEET OF LOT 1 IN "BELLWOOD INDUSTRIAL DISTRICT", A SUBDIVISION OF THE SOUTH 353 FEET OF THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF AND ADJOINING THE RIGHT OF WAY OF CHICAGO JUNCTION RAILWAY COMPANY, IN COOK COUNTY, ILLINOIS.

Property Index Number(s): 15-09-201-010-0000

Property Address: 2615 Grant Ave., Bellwood, Illinois 60104

Property of Cook County Clerk's Office

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## EXHIBIT B

1. Acts done by or suffered through Grantee;
2. General real estate taxes for 2025 and thereafter;
3. Easement over, along and upon the property in Bellwood Industrial District identified as "Railroad Easement" in the Plat of Subdivision recorded December 29, 1959 as Document 17745217 for construction, use, operation and maintenance of railroad switch track or siding and as contained in subsequent deeds;
4. Grant made by La Salle National Bank, as Trustee under Trust No. 22465 to the Commonwealth Edison Company, and the Illinois Bell Telephone Company recorded July 25, 1960 as Document 17916308 granting the right to install and maintain all equipment for the purpose of serving the Subdivision and other property with telephone and electric services together with right of access thereto in, upon, under and along the North 10 feet of the Land;
5. Reservation of easement to grantor, its successors and assigns in deed dated May 1, 1983 and recorded May 13, 1983 as Document No 26610648 made by La Salle National Bank, as Trustee under trust agreement dated September 7, 1961 and known as Trust Number 28429, to James P. Levine and Rita F. Levine, his wife, as joint tenants and not as tenants in common, an undivided one-third, J. Paul Levine and Deanie C. Levine, his wife, as joint tenants and not as tenants in common, an undivided one-third, and Lawrence R. Rosen and Susan M. Rosen, his wife, as joint tenants and not as tenants in common, an undivided one-third, parties of the second part, upon under, and across the East 3 feet of the Land to install, construct, operate, maintain, inspect, repair, renew, replace and remove the water pipeline together with the necessary valves and connections for transmitting water to the sprinkler system located in the building now or hereafter erected upon the property immediately to the East of and contiguous to the Land with right of access over the Land for such purposes. In the exercise of its rights pursuant to this reserved easement, the Party of the first part shall restore the Land to its condition prior to such exercise;
6. Possible unrecorded easements in favor of public and quasi-public utility companies for the right to maintain and repair electric meters, overhead lines, and utility poles, together with the right of access thereto as disclosed by the Plat of Survey made by Exacta Land Surveyors, LLC, dated May 1, 2024 as order no. 2404.3140;
7. Encroachment of the fence located mainly on the subject property onto the land North and adjoining by approximately 0.9 feet and onto the public way South and adjoining by approximately 0.6 feet, as disclosed by the Plat of Survey made by Exacta Land Surveyors, LLC, dated May 1, 2024 as order no. 2404.3140.


# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest 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.

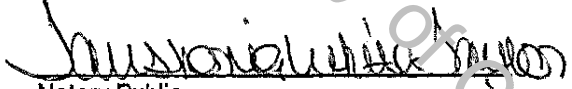
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

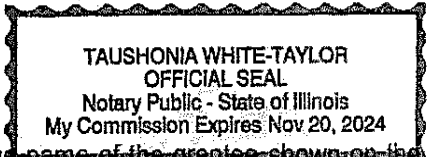
Dated: 6-12, 2024

  
Signature

ANDRE HARVEY  
Print Name

Subscribed and sworn to before me this 12 of June, 2024

  
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

Subscribed and sworn to before me this \_\_\_\_\_ of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Notary Public

**NOTE:** 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 Section 4 of the Illinois Real Estate Transfer Tax Act.

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

Subscribed and sworn to before me this \_\_\_\_\_ of \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.


Dated: June 12, 2024

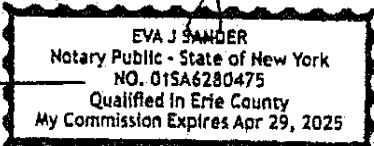
  
Signature

Total Transmissions Realty LLC

Print Name: Joseph Pellitteri, Jr., Member

Subscribed and sworn to before me this 12th of June, 2024.

  
Notary Public



**NOTE:** 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 Section 4 of the Illinois Real Estate Transfer Tax Act.