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This document was prepared by:
David H. Sachs, Esq.
Kilpatrick Townsend & Stockton
LLP
500 W. Madison, Suite 3700
Chicago, Illinois 60661

After recording return to:
Gregory W. Jones
Ancel Glink, P.C.
140 South Dearborn Street, 6th Floor
Chicago, IL 60603

Mail tax bills to:
Village of Elk Grove Village
901 Wellington Street
Elk Grove Village, IL 60007
Attn: Village Manager

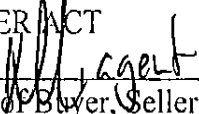
LKENT
214 ~~CURTZADOSSOLD~~ SPECIAL WARRANTY DEED
214

ELM MANAGEMENT CORP., an Illinois corporation ("Grantor"), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned by VILLAGE OF ELK GROVE VILLAGE, an Illinois home rule municipal corporation ("Grantee"), the receipt and sufficiency of such consideration being hereby acknowledged, Grantor hereby GRANTS, BARGAINS, SELLS AND CONVEYS to Grantee, all of the following described real estate situated in the County of Cook and State of Illinois unto Grantee that certain real property being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes (the "Property"), subject however, to those matters described in Exhibit B attached hereto and made a part hereof for all purposes (collectively, the "Permitted Exceptions").

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: TO HAVE AND TO HOLD the Property, with the appurtenances thereto, unto Grantee and its successors and assigns.

Grantor, for itself, and its successors, does covenant, promise and agree, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, or claim the same, or any part thereof, by through, or under Grantor but not otherwise.

EXEMPT UNDER PROVISIONS OF 35 ILCS 200/31-45, PARAGRAPH (b), REAL ESTATE TRANSFER ACT



Signature of Buyer, Seller or Representative

[SIGNATURE PAGE TO FOLLOW]



2417330283

Doc# 2417330283 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 6/21/2024 3:47 PM
PAGE: 1 OF 11

This space reserved for Recorder's use only.

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IN WITNESS WHEREOF, the undersigned has made, executed and delivered this Special Warranty Deed as of this 2th day of June, 2024.

GRANTOR:

ELM MANAGEMENT CORP.
an Illinois corporation

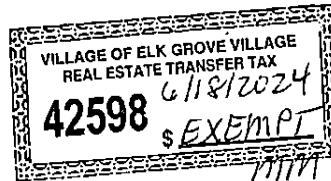
By: *Muryn Wellek*

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 *Muryn Wellek*, of ELM MANAGEMENT CORP., an Illinois corporation, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2th day of June, 2024.

[Signature]
Notary Public



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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF HIGGINS ROAD AND SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF TOUHY AVENUE AS DEDICATED AND NORTHWESTERLY OF THE NORTHWESTERLY LINE OF A PARCEL OF LAND DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE AT THE SOUTHEAST CORNER OF SECTION 26 AFORESAID, WHICH IS IDENTICAL WITH THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH ON THE EAST LINE OF SECTION EXTENDED 0.535 CHAINS; THENCE SOUTH 68 DEGREES WEST, 3.46 CHAINS TO THE CENTER LINE OF HIGGINS ROAD; THENCE NORTHWESTERLY ALONG THE CENTER OF HIGGINS ROAD, 3.05 AND 1/2 CHAINS; THENCE NORTH 68 DEGREES EAST TO A POINT IN THE EAST LINE OF SECTION 26 AFORESAID, 2.58 CHAINS NORTH OF THE SOUTHEAST CORNER OF SECTION 26 THENCE SOUTH ON THE EAST LINE OF SECTION 26 AFORESAID, 2.58 CHAINS TO THE PLACE OF BEGINNING IN THE TOWN OF ELK GROVE IN COOK COUNTY, ILLINOIS EXCEPT THAT PART TAKEN FOR ROADS AND HIGHWAYS IN CASE 16L050696 AND EXCEPT THAT PART DESCRIBED AS FOLLOWS: THE NORTHEASTERLY 21.0 FEET MEASURED RADially FROM THE SOUTHWESTERLY LINE OF TOUHY AVENUE AS THE SAME IS NOW LOCATED AND ESTABLISHED OF THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTH EAST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF HIGGINS ROAD AND SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF TOUHY AVENUE AS DEDICATED AND NORTHWESTERLY OF THE NORTHWESTERLY LINE OF A PARCEL OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT A STONE AT THE SOUTHEAST CORNER OF SECTION 26 AFORESAID THENCE SOUTH ON THE EAST LINE OF SAID SECTION 0.535 CHAINS, THENCE SOUTH 68 DEGREES WEST, 3.46 CHAINS TO CENTER OF HIGGINS ROAD; THENCE NORTHWESTERLY ALONG THE CENTER OF HIGGINS ROAD 3.05 AND 1/2 CHAINS THENCE NORTH 68 DEGREES EAST TO A POINT IN THE EAST LINE OF SECTION 26 AFORESAID 2.58 CHAINS NORTH OF THE SOUTHEAST CORNER OF SECTION 26; THENCE SOUTH ON THE EAST LINE OF SECTION 26 AFORESAID 2.58 CHAINS TO POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

Property Address: 2800 E. Higgins Road, Elk Grove Village, Illinois 60007

PIN: 08-26-410-001-0000

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PARCEL 2:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 26 AND THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 35, RUNNING THENCE SOUTH IN THE CENTER OF ROAD, 35.31 FEET; THENCE SOUTH 68 DEGREES WEST ALONG THE NORTH LINE OF SCHOOL LOT, 228.36 FEET TO CENTER OF ROAD; THENCE NORTH 41 DEGREES WEST ALONG THE CENTER OF ROAD, 201.63 FEET; THENCE NORTH 68 DEGREES EAST, 372.24 FEET TO THE EAST LINE OF SAID SECTION 26 IN CENTER OF ROAD; THENCE SOUTH 170.28 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART LYING NORTHEASTERLY AND EASTERLY OF THE SOUTHWESTERLY AND WESTERLY LINES OF TOUHY AVENUE, AS WIDENED AND DEDICATED BY PLAT RECORDED JULY 6, 1965 AS DOCUMENT 19516388), SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS. ALSO EXCEPT THAT PART OF THE SOUTHEAST QUARTER OF SECTION 26, AND THE NORTHEAST QUARTER OF SECTION 35, BOTH IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 35; THENCE ALONG THE EAST LINE, OF SAID NORTHEAST QUARTER OF SECTION 35, SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 55.45 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF THE SCHOOL LOT, SOUTH 68 DEGREES 03 MINUTES 00 SECONDS WEST, A DISTANCE OF 10.78 FEET; THENCE ALONG A LINE PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35-41-11, NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 23.63 FEET; THENCE A DISTANCE OF 99.13 FEET ALONG AN ARC OF A CIRCLE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 80.00 FEET WITH A CENTRAL ANGLE OF 70 DEGREES 59 MINUTES 57 SECONDS, AND WHOSE CHORD OF 92.91 FEET BEARS NORTH 35 DEGREES 29 MINUTES 58 SECONDS WEST; THENCE A DISTANCE OF 112.82 FEET, ALONG AN ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 1824.35 FEET WITH A CENTRAL ANGLE OF 3 DEGREES 32 MINUTES 36 SECONDS, AND WHOSE CHORD OF 112.80 FEET BEARS NORTH 69 DEGREES 13 MINUTES 39 SECONDS WEST; THENCE NORTH 68 DEGREES 03 MINUTES 00 SECONDS EAST, A DISTANCE OF 5.71 FEET; THENCE ALONG THE SOUTHEASTERLY LINE OF 56.00 FOOT WIDE RIGHT-OF-WAY OF TOUHY AVENUE (ILLINOIS ROUTE 72), AS RECORDED JULY 6, 1965, PER DOCUMENT NO. 19 516388, AND THE WESTERLY LINE OF 50.00 FOOT WIDE RIGHT-OF-WAY OF ELMHURST ROAD (FAU ROUTE 2678), THE FOLLOWING THREE COURSES: (1) A DISTANCE OF 103.70 FEET, ALONG AN ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 1820.35 FEET WITH A CENTRAL ANGLE OF 3 DEGREES 15 MINUTES 50 SECONDS, AND WHOSE CHORD OF 103.68 FEET BEARS SOUTH 69 DEGREES 12 MINUTES 56 SECONDS EAST; (2) A DISTANCE OF 123.65 FEET, ALONG AN ARC OF A CIRCLE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 100.00 FEET WITH A CENTRAL ANGLE OF 70

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DEGREES 50 MINUTES 53 SECONDS, AND WHOSE CHORD OF 115.92 FEET BEARS SOUTH 35 DEGREES 25 MINUTES 30 SECONDS EAST; (3) ALONG A LINE PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35-41-11, SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 6.13 FEET TO THE POINT OF BEGINNING, SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS.

Property Address: 2814 E. Higgins Road, Elk Grove Village, Illinois 60007

PIN: 08-26-410-002-0000
08-35-201-003-0000

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EXHIBIT B Permitted Exceptions

1. Real property taxes and assessments for the 2023 2nd installment and subsequent years which are not yet due and payable.
2. The land lies within the boundaries of a Special Service Area disclosed by ordinance recorded March 24, 2023 as Recording No. 2308357018, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
3. The land lies within the boundaries of a special service area as disclosed by ordinance recorded September 22, 2023 as Recording No. 2326557013, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
4. The land lies within the boundaries of a Special Service Area disclosed by ordinance recorded February 1, 2024 as Recording No. 2403215008, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
5. Existing unrecorded lease and all rights thereunder of the lessee and of any person or party claiming by, through or under the lessee in favor CBS Outdoor, LLC. (Affects Parcel 1)
6. Rights of the public in and to that part of land, if any, taken or used for public highway known as Elmhurst Road disclosed by Plat recorded March 21, 1929 as Document No. 10316217.
7. Rights of the public, the state of Illinois and the municipality in and to that part of the land, if any, taken or used for road purposes and for Higgins Road and Elmhurst Road.
8. An encroachment of the canopy situated on said Land into or onto the adjoining public property on the southwest by up to 5.87 feet, as disclosed by survey prepared by Gremley & Biedermann dated April 12, 2024, number 2024-31950-001. (Affects Parcel 1).
9. Right to lay and maintain and operate a 2 inch gas main and necessary appurtenances thereto, in, upon, under, over and along the east side of the land as contained in grant from Harry G. Paske and Norma C. Paske, his wife, to Public Service Company of Northern Illinois, a corporation of Illinois, dated November 30, 1949 and recorded February 8, 1950 as Document No. 14730867. (Affects Parcel 4 and 5)
10. Terms, provisions, conditions and limitations contained in Ordinance Declaring a Moratorium on Condominium Conversion, Ordinance No. 1359 made by the President and Board of Trustees of the Village of Elk Grove recorded March 13, 1980 as Document No. 25390231 and amended by amendment recorded June 24, 1980 as Document No. 25495694. (Affects Parcel 4)
11. Release contained in the deed dated October 26, 1964 and recorded November 5, 1964 as Document No. 19294195 made by Martin Moench and Erna Moench, his wife, to the Department of Public Works and buildings of the State of Illinois from any and all claims

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for damages sustained by the grantor, his heirs, executor's or assigns, by reason of the opening, improving and using of the premises described therein for highway purposes.
(Affects Parcel 5)

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

The undersigned, being duly sworn on oath, states that the affiant resides at 872 S. Milwaukee Avenue, Libertyville, Illinois 60148.

The attached Deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- ① Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. 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.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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

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Dated: June 20, 2024

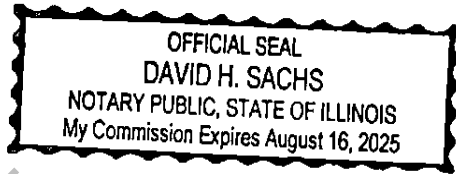
SELLER:

ELM MANAGEMENT CORP.,
an Illinois corporation

By: Sharyn Wellek
Name: Sharyn Wellek
Its: President

Subscribed and sworn to before me
this 20 day of June, 2024

[Signature]
Notary Public



Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

20-Jun-2024



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

08-26-410-001-0000

| 20240601627856

| 1-795-162-928

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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 title to real estate under the laws of the State of Illinois.

Dated 6/11/24

Signature: *Sharon Wellek*
Grantor or Agent

Subscribed and sworn to before me
by the said Grantor
dated 6/12/24



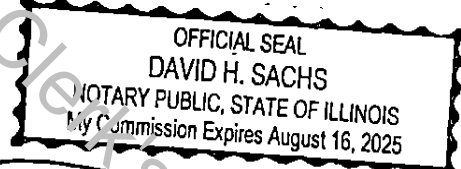
Notary Public *[Signature]*

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 title to real estate under the laws of the State of Illinois.

Dated 6/12/24

Signature: *Sharon Wellek*
Grantee or Agent

Subscribed and sworn to before me
by the said Grantee
dated 6/12/2024



Notary Public *[Signature]*

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.