UNOFFICIAL COPY

WARRANTY DEED
IN LIEU OF FORECLOSURE

AFTER RECORDING MAIL TO: AGNES POGORZELSKI, ESQ. 7443 W. IRVING PARK ROAD SUITE 1W CHICAGO, ILLINOIS 60634

THIS INSTRUMENT PREPARED BY: AGNES POGORZELSKI, ESQ. 7443 W. IRVING PARK ROAD SUITE IW CHICAGO, ILLINGIS 60634



Doc# 2418509024 Fee \$88.00 ILRHSP FEE:\$18.00 RPRF FEE:\$1.00 CEDRIC GILES

COOK COUNTY CLERK'S OFFICE DATE: 7/3/2024 12:14 PM

PAGE: 1 OF 4

This indenture, made this 10th day of September, 2019, between ASHFORD PROPERTY DEVELOPMENTS, LTD., an Illinois Corporation, a Corporation created and existing under and by virtue of the laws of the State of Illinois, having its corporate address at 369 E. Schaumburg Road, Unit 346, Schaumburg, Illinois 60194, party of the first part, and SJL GROUP, an Illinois Corporation, a Corporation created and existing under and by virtue of the laws of the State of Illinois, with its corporate address at 1350 Plymouth Lane, Glenview, Illinois 60025, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt and sufficiency whereof is hereby acknowledged, does hereby CONVEY(S) and WARRANT(S) onto the party of the second part and to its successors and/or assigns, FOREVER, all interest in the following described Real Estate situated in County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PIN:

08-26-309-015-0000

ADDRESS:

755 Nicholas Blvd., Elk Grove Village, Illinois 60007

village of elk grove village geal estate transfer tax

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, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premise as above described, with the appurtenances, unto the party of the second part and its successors and assigns forever.

This property is not a subject the Homestead Exemption Laws of the State of Illinois.

This instrument is delivered as a deed in lieu of foreclosure in accordance with 735 ILCS 5/15-1401. The party of the second part is the holder of a first mortgage against the property, recorder with Cook County Recorder of Deeds as document number ______.

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Subject to:

- (a) Real estate taxes not yet due and payable;
- (b) Applicable zoning and building laws and ordinances;
- (c) Existing easements;

ASHFORD PROPERTY DEVELOPMENTS, LTD.

- (d) Covenants, restrictions, agreements, conditions, building lines and other matters of record as of or prior to August 30, 2019; and
- (e) Acts done or suffered by party of the second part or anyone claiming by, through or under party of the second part.

IMPRISS

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed the day and year first above written

an Illinois Corporation	0/3/	1.412 241.02	•	
/	9	CURPORATU	SEAL	
la -	-O ₂ c	HERL		
By: KEVIN R. TIERN	IEY, its Presi 1ent			
	0/2	REAL ESTATE TRANSFE	R TAX	03-Jul-2024
	. T		COUNTY:	0.00
STATE OF ILLINOIS	1		ILLINOIS:	0.00
STATE OF IEEE TOIS) 00		TOTAL:	0.00
) SS	08-25-309-015-0000	20240701644569	2-095-682-352
COLINTY OF COOK)		•	

I, the undersigned, a notary public, in and for the said County, in the Strue a foresaid, DO HEREBY CERTIFY that KEVIN R. TIERNEY, as a President of ASHFORD PROPERTY DEVELOPMENTS, LTD., an Illinois Corporation, personally known to me to be the same person(s) whose tame(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the use, and purposes therein set forth.

"OFFICIAL SEAL"
D. IMUNDO
Notary Public, State of Illinois
My Commission Expires 05/16/2023

Given under my hand and official seal as Notary Public this 10th day of September, 2019.

NOTARY PUBLIC

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par and Cook County Ord. 93-0-27 par
Date 07/03/1024 Sign. 1884

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EXHIBIT "A"

THE NORTH 70.00 FEET OF LOT 6 ON CENTEX INDUSTRIAL PARK NORTH UNIT 2, BEING A SUBDIVISION IN SECTION 26, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

755 N.
26-309-01.

ORCOOK COUNTY CLOTH'S OFFICE Property addies: 755 Nicholas Boulevard, Elk Grove Village, IL 60007

Tax Number: 05-26-309-015-0000

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State of Illinois)	
) SS	
County of Cook)	

STATEMENT BY GRANTOR AND GRANTEE

THE GRANTOR(S), or his/her/their agent affirms that, to the best of his/her 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 or authorized to do business or acquire and hold title to real estate in Illinois, 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.

6/26/21-Date

Subscribed and Sworn to before me this 26th day of June, 2024.

Notary Public

"OFFICIAL SEAL" ANNA BLADEK

NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 10/24/2025

THE GRANTEE(S), or his/her/their 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 or authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date

Subscribed and Sworn to before me this 26th day of June, 2024.

/VW 1/2

Notary Public

Grantee or Agent

"OFFICIAL SEAL" ANNA BLADEK NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 10/24/2025

NOTE: Any person who knowingly submits 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 Real Estate Transfer Tax Act.)