

246ND001013SK  
1 of 3

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This document prepared by:

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1043 Manor Drive  
Wilmette, Illinois 60091

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CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 7/29/2024 11:30 AM Pg: 1 of 4

After recording return to:  
Aparicio Law Office LLC  
5838 S Archer Ave  
Chicago, IL 60638

Dec ID 20240701652147  
ST/Co Stamp 0-885-794-608 ST Tax \$1,100.00 CO Tax \$550.00

## SPECIAL WARRANTY DEED

THE GRANTOR, **John J. Fridono & Angelina Fridono**, with an address at **1608 Guthrie Circle, Inverness, IL 60010**, for and in consideration of Ten and No/100 Dollars, and other good and valuable consideration in hand paid, does hereby REMISE, RELEASE, ALIEN, ASSIGN AND CONVEY to **Higgins Rd Square, LLC**, an Illinois Limited Liability Company, with an address at **8267 S Roberts Rd Bridgeview, IL 60455**, the following described real estate situated in the County of **Cook**, State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF,

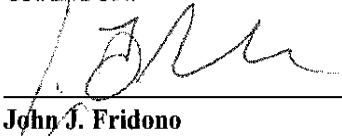
TO HAVE AND TO HOLD said premises forever. And Grantor does covenant, promise and agree, to and with Grantee and Grantee's successors and assigns, that Grantor has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to the exceptions listed on Exhibit B attached hereto and made a part hereof.

Grantor also warrants that the real estate is NOT homestead property.

(CT) 246ND 001013SK  
1 of 3

Dated this 19<sup>th</sup> day of July, 2024

GRANTOR:

  
\_\_\_\_\_  
John J. Fridono

  
\_\_\_\_\_  
Angelina Fridono



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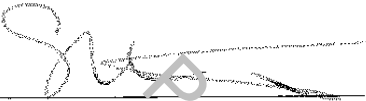
STATE OF ILLINOIS )

) SS

COUNTY OF COOK)

I, the undersigned, a notary public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **John J. Fridono & Angelina Fridono**, personally known to me to be same person whose names are subscribed to the foregoing instrument as Grantor, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal 19<sup>th</sup> day of July, 2024

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



Property of Cook County Clerk's Office

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## EXHIBIT B

1. Covenants, conditions and restrictions of record.
2. Public and utility easements.
3. Special governmental taxes or assessments for improvements not yet completed
4. Unconfirmed special governmental taxes or assessments
5. General real estate taxes for the year 2023 2<sup>nd</sup> installment and subsequent years
6. Mortgage, Security Agreement, Assignment of Rents and Leases dated July 19, 2024 and recorded being recorded in Concurrence  
 \_\_\_\_\_ as document no. \_\_\_\_\_ in Cook County, Illinois made by **Higgins Rd Square, LLC**  
 to **John J. Fridono & Angelina Fridono** to secure an indebtedness in the amount of \$ \_\_\_\_\_.
7. Any lien, or right to a lien, for services, labor or material, heretofore or hereafter furnished, imposed by law and not shown by the public records.
8. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
9. Easement over parcel DD in favor of a dominant tenement described as follows:  
  
 The East 189.0 feet of the West 878.0 feet (as measured along a line drawn parallel with the North line of the Southeast 1/4 of Section 22, Township 41 North, Range 11, East of the Third Principal Meridian) of that part of the West 1/2 of said Southeast 1/4 lying Northerly of the Northerly line of public highway known as Higgins Road and lying South of a line drawn 971.0 feet South of and parallel with the North line of said Southeast 1/4, in Elk Grove Township, Cook County, Illinois for the purposes of ingress and egress and incidental purposes, as created by agreements recorded October 3, 1978 as document 25176711 and re-recorded November 9, 1979 as document 25234137 and the covenants, conditions, and agreements therein contained.  
 (Affects Parcels 1 and 2)
10. Easement reserved in deed recorded November 16, 1964 as document 19304228 for the benefit of land described as follows:  
  
 In that part of the Northeast 1/4 of Section 22, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, which is 60 feet (measured at a right angles) Southwesterly from and parallel to the Southwesterly right of way line of the Northwest Tollway described as follows:  
 20 feet on each side of a line beginning at a point which is 669.0 feet East of the center of said Section 22, measured along the North line of the Southeast 1/4 of said Section 22; thence South, at a right angle, to the center of Higgins Road.  
 (Affects Parcels 1 and 2)
11. Non-Exclusive easement for the purpose of drawing water from the well located on parcel "CC" granted by Roselle Savings Bank and Trust Company, an Illinois banking corporation, as trustee under trust agreement dated March 18, 1970 known as trust number 1184 to Roselle Savings Bank and Trust Company, an Illinois banking corporation, as trustee under trust agreement dated March 18, 1970 known as trust number 1183, as grantee, recorded September 20, 1982 as document 26355125, over the following described land:  
  
 An easement 15.0 feet in width, the center line being the property line between tracts "BB" and "CC", the Northerly terminus being the Southerly wall of the building on said tracts, and the Southerly terminus being a line drawn at right angles to said property line at a point 25.0 feet North of the Southeast corner of said tract "BB", as measured along said property.  
 (Affects parcel "CC")

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## EXHIBIT A

(PARCEL 1)

PARCEL CC:

THAT PART OF THE SOUTHEAST 1/4 SECTION OF 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 AND RUNNING THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 970.20 FEET TO THE SOUTH LINE OF THE NORTH 971.0 FEET OF SAID SOUTHEAST 1/4, AS MONUMENTED AND OCCUPIED; THENCE NORTH 89 DEGREES, 21 MINUTES, 46 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 520.55 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES, 21 MINUTES, 46 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 128.45 FEET; THENCE SOUTH PARALLEL WITH SAID WEST LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 285.93 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HIGGINS ROAD; THENCE NORTH 79 DEGREES, 11 MINUTES, 38 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 126.62 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF A PARTY WALL, EXTENDED SOUTHERLY; THENCE NORTH 00 DEGREE, 37 MINUTES, 11 SECONDS WEST ALONG SAID EXTENSION AND SAID CENTERLINE, A DISTANCE OF 81.18 FEET; THENCE SOUTH 89 DEGREES, 22 MINUTES, 49 SECONDS WEST ALONG SAID CENTERLINE, A DISTANCE OF 1.25 FEET; THENCE NORTH 00 DEGREE, 37 MINUTES, 11 SECONDS WEST ALONG SAID CENTERLINE AND SAID CENTERLINE EXTENDED NORTHERLY, 179.61 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

(PARCEL 2)

PARCEL DD:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 AND RUNNING THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 970.20 FEET TO THE SOUTH LINE OF THE NORTH 971.0 FEET OF SAID SOUTHEAST 1/4 AS MONUMENTED AND OCCUPIED; THENCE NORTH 89 DEGREES, 21 MINUTES, 46 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 649.0 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES, 21 MINUTES, 46 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 40.0 FEET; THENCE SOUTH PARALLEL WITH SAID WEST LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 294.0 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HIGGINS ROAD; THENCE NORTH 79 DEGREES, 11 MINUTES, 38 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 40.72 FEET; THENCE NORTH PARALLEL WITH SAID WEST LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 285.93 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PINs:

08-22-400-046-0000

08-22-400-047-0000

Street Address:

1200 E. Higgins Road

Elk Grove Village, Illinois

Mail Tax Bill To:

Higgins Rd Square, LLC

8267 S Roberts Rd

Bridgeview, IL 60455