



Instrument #: 2016022752

D300 D300 - WARRANTY DEED  
10/05/2016 10:20:05 AM Total Pages: 7

Ill Dept Rev# 1-477-007-168

Recording Fee:	\$52.00
Rental Housing Fee:	\$9.00
Transfer Tax County:	\$200.00
Transfer Tax State:	\$400.00
Transfer Tax City:	\$1000.00
<b>Total Fee:</b>	<b>\$1661.00</b>

Jason K Hauer, Recorder, Peoria County IL

This Document Prepared By:

Joseph Gilfillan  
 Cusack, Gilfillan &  
 O'Day, LLC  
 415 Hamilton Boulevard  
 Peoria, Illinois 61602  
 Telephone: (309) 637-5282

(Space Above This Line For Recording Data)

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 22<sup>nd</sup> day of September, 2016, between **CYPRESS PIZZA MANAGEMENT, II, LLC, a Limited Liability Company a/k/a CYPRESS PIZZA MANAGEMENT II, LLC, a Limited Liability Company** created and existing under and by virtue of the laws of the State of Kansas, and duly authorized to transact business in the State of Illinois, Grantor, and **BAJCO REAL VENTURE III, LLC, an Ohio Limited Liability Company**, 3965 B Boardman-Canfield Rd, Ste. 200, Canfield, OH 44406 Grantee, **WITNESSETH**, that the Grantor, for and in consideration of the sum of Four Hundred Thousand (\$400,000.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt whereof is hereby acknowledged, by these presents does **CONVEY** unto the Grantee, **FOREVER**, all the following described real estate situated in the County of Peoria, in the State of Illinois, known and described as follows:

Lots 1 and 2 in BEECHER'S SUBDIVISION of part of Lots 8, 9, and 10 in Block 3 in UNDERHILL and BOURLAND'S ADDITION to the City of Peoria, situated, lying and being in the City of Peoria, County of Peoria and State of Illinois.

PINS: 18-05-453-008 AND 18-05-453-009

Commonly known as 928 - 932 N. Bourland Avenue, Peoria, IL 61606

**SUBJECT TO:** All restrictions, reservations, conditions, covenants, dedications, easements, rights-of-way of record, zoning and use ordinances, and general real estate taxes for the year 2016 and thereafter.

FIDELITY NATIONAL TITLE 999102538

1 of 4

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Together with all and singular the hereditaments and appurtenances thereunto belong, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances.

And the Grantor does covenant, promise and agree to and with the Grantee, and successors, that during the time Grantor has owned the real estate it 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 by, through or under Grantor.

**TO HAVE AND TO HOLD** the said premises as above described with the appurtenances, unto the Grantee, forever.

**IN WITNESS WHEREOF**, said Grantor has caused its name to be signed to these presents by its Manager, the day and year first above written.

**CYPRESS PIZZA MANAGEMENT, II, LLC,  
a Kansas Limited Liability Company**

By   
Matthew O'Donnell  
Its Manager

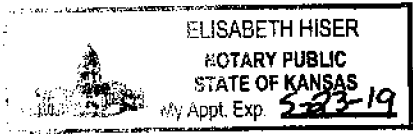
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MAIL TAX STATEMENT TO	)	Name:	Bajco Real Venture III, LLC
AND RETURN TO:	)	Address:	3965 B Boardman-Canfield Rd, Ste 200
	)	City:	Canfield, OH 44406

STATE OF KANSAS )  
 ) SS.  
COUNTY OF SEDGWICK )

I, the undersigned, a Notary Public, in and for said County and State aforesaid, **DO HEREBY CERTIFY THAT Matthew O'Donnell** personally known to me to be the **Manager**, of **CYPRESS PIZZA MANAGEMENT II, LLC, a Kansas Limited Liability Company**, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such, and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth; and on his/her respective oath stated that his/her were duly authorized to execute said instrument.

Given under my hand and Notarial seal this 2nd day of September, 2016.



Elisabeth Hiser  
Notary Public

www.FactFocus.com

City of Peoria  
Zoning Certificate Exemption

The undersigned hereby states that the property identified below is exempt as follows:

- \_\_\_\_\_ a. Deeds to or trust documents relating to property acquired by any governmental body or from any governmental body or deeds to property between governmental bodies, or by or from any corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes.
- \_\_\_\_\_ b. Deeds or trust documents which secure debt or other obligation.
- \_\_\_\_\_ c. Deeds or trust documents which, without additional consideration, confirm, correct, modify, or supplement a deed or trust document previously recorded.
- \_\_\_\_\_ d. Deeds or trust documents where the actual consideration is less than \$100.
- \_\_\_\_\_ e. Tax deeds.
- \_\_\_\_\_ f. Deeds or trust documents of release of property which is security for a debt or other obligation.
- \_\_\_\_\_ g. Deeds of partition.
- \_\_\_\_\_ h. Deeds or trust documents made pursuant to mergers, consolidations or transfers or sales of substantially all of the assets of corporations pursuant to plans of reorganization.
- \_\_\_\_\_ i. Deeds or trust documents made by a subsidiary corporation to its parent corporation for no consideration other than the cancellation or surrender of the subsidiary's stock.
- \_\_\_\_\_ j. Deeds for a single family dwelling, including residential condominium units.
- \_\_\_\_\_ k. Deeds representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States.
- \_\_\_\_\_ l. Deeds issued to a holder of a mortgage, as defined in Section 15-103 of the Code of Civil Procedure, pursuant to a mortgage foreclosure proceeding or pursuant to a transfer in lieu of foreclosure.
- \_\_\_\_\_ m. Undeveloped parcels of land.
- \_\_\_\_\_ n. Deeds delivered, without regard to whether the Agreement for Warranty Deed

was recorded pursuant to an Agreement for Warranty Deed entered into prior to June 1, 1990.

- o. Deeds delivered, without regard to whether the Agreement for Warranty Deed was recorded pursuant to an Agreement for Warranty Deed on or after June 1, 1990, for which a zoning certificate has previously been issued by the Zoning Administrator.
- p. Non-residential uses in the B-1; C-1; C-2; CG; CN; I-1; I-2; I-3; N-1; P-1; O-1; O-2; PR; ST; WH; and WM districts.


from the zoning ordinance requirement (2.9.c.) for a Zoning Certificate to record an instrument which immediately conveys or provides for the future conveyance of the fee interest in any property within the City of Peoria.

Property identification:

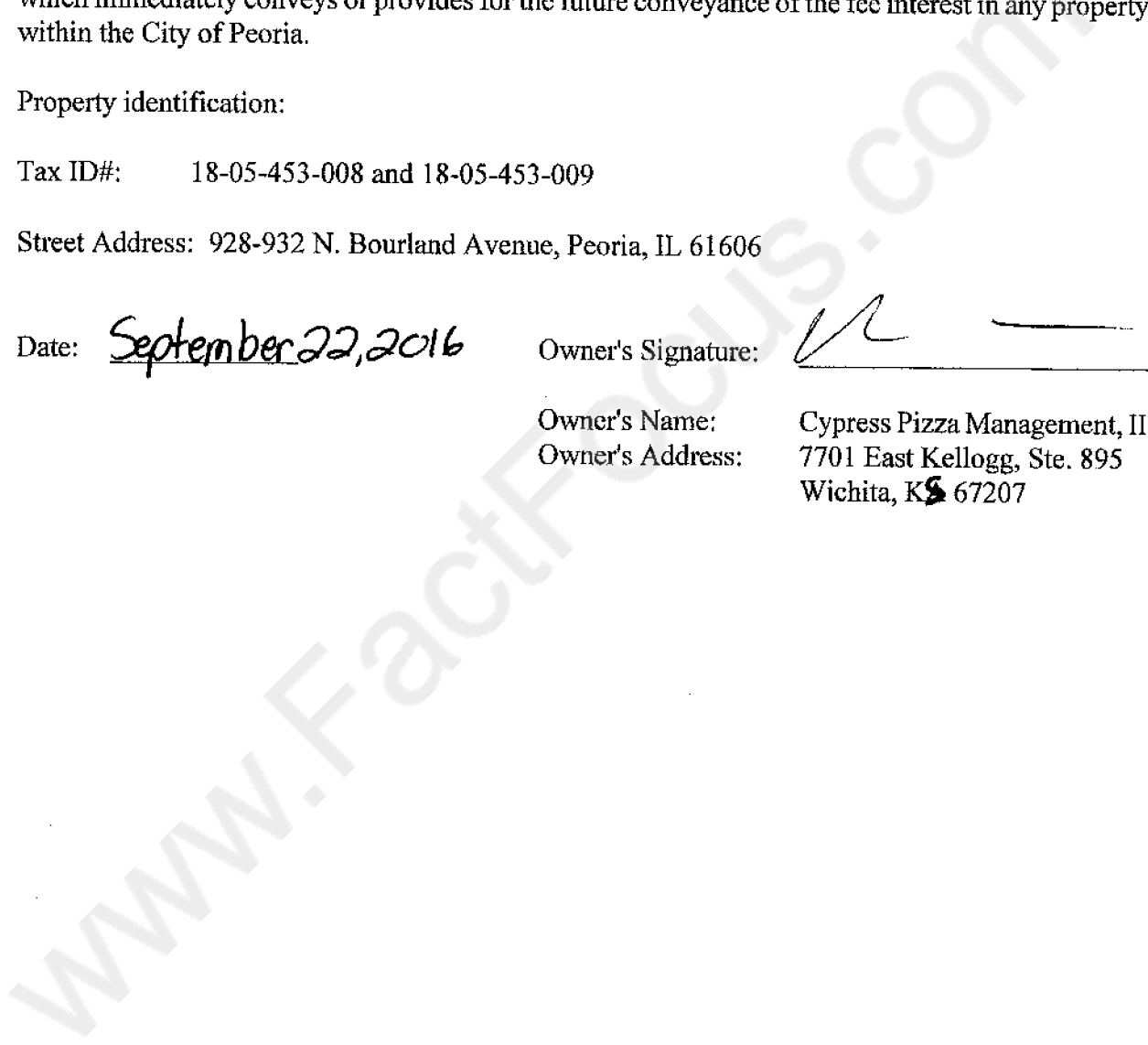
Tax ID#: 18-05-453-008 and 18-05-453-009

Street Address: 928-932 N. Bourland Avenue, Peoria, IL 61606

Date: September 22, 2016

Owner's Signature:  \_\_\_\_\_

Owner's Name: Cypress Pizza Management, II  
Owner's Address: 7701 East Kellogg, Ste. 895  
Wichita, KS 67207



CITY OF PEORIA, ILLINOIS  
REAL ESTATE TRANSFER DECLARATION

Permanent Real Estate Index No.: 18-05-453-008 and 18-05-453-009

Date of Deed: September 22, 2016

Address of Property: 928-932 N. Bourland Avenue, Peoria, IL 61606

Closing Date: September 23, 2016

Full consideration	\$400,000.00	Amount of tax stamps (\$2.50 per \$1,000 or part thereof of taxable consideration)
Less amount of personal property included in purchase	\$ -0-	\$1,000.00
Net consideration for real estate	\$400,000.00	

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Cypress Pizza Management, II, LLC, 7701 East Kellogg, Suite 895, Wichita, KS 67207  
Name and Address of Seller

Signature:   
Seller or Agent

Bajco Real Venture III, LLC, 3695 B Boardman-Canfield Rd, Ste 200, Canfield, OH 44406  
Name and Address of Buyer

Signature: \_\_\_\_\_  
Buyer or Agent

Please check one:

Property is/will be Owner Occupied

Property is/will be Non-Owner Occupied



**REAL ESTATE TRANSFER DECLARATION  
CITY OF PEORIA, ILLINOIS**

Permanent Real Estate Index No. 18-05-453-008 AND 18-05-453-009

Date of Deed September 23, 2016

Address of Property 928 North Bourland Avenue, Peoria, Illinois 61606

Closing Date September 23, 2016

Full consideration	\$ <u>400,000</u>	Amount of tax stamps \$2.50 per \$1,000.00 or part thereof of taxable consideration:
Less amount of personal Property included in Purchase	\$ <u>N/A</u>	
Net consideration For real estate	\$ <u>400,000</u>	\$ <u>1,000.00</u>

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Cypress Pizza Management II, LLC  
52 Huntleigh Woods, St. Louis, Missouri 63131  
Name and Address of Seller/Grantor (Please Print)

Signature Matthew O'Donnell, Manager  
Seller/Grantor or Agent

Bajco Global Management, LLC  
3695 B Boardman-Canfield Road, Suite 200, Canfield, Ohio 44406  
Name and Address of Buyer/Grantee (Please Print)

Signature J.S.B.  
Buyer/Grantee or Agent

Please check one:

Property is/will be Owner Occupied

Property is/will be Non-Owner Occupied