

UNOFFICIAL COPY

00520319

1621/0097 45 001 Page 1 of 4
2000-07-13 11:10:41
Cook County Recorder 27.00



00520319

Handwritten initials in a circle

Handwritten: Albany Bank

Handwritten: 070077441

Handwritten: 7860098

Property of Cook County Clerk's Office

SPECIAL WARRANTY DEED

Handwritten signature: 24 JW

KNOW ALL MEN BY THESE PRESENTS:

THAT Ravenswood Industrial Building, L.L.C. and Pollack Family Limited Liability Company for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash in hand paid by Albany Bank and Trust Company, N.A., as Trustee under trust agreement dated May 5, 2000 and known as trust number 11-5646 ("Grantee") and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, that certain tract of real property situated in Cook County, Illinois, and described in Exhibit A attached hereto and made a part hereof for all purposes, together with all and singular the rights, privileges, hereditaments, and appurtenances pertaining to such real property, including any and all improvements and fixtures currently attached to and located thereon (the "Property").

PIN: ~~13-243-21-001-0000~~

Handwritten: ~~13-243~~

Handwritten: 14-19-221-001-0000

Commonly known as 3701-59 N. Ravenswood, Chicago, Illinois

This document prepared by:

After Recording Return to:

Randy S. Gussis
Shaw Gussis Domanskis Fishman & Glantz
1144 West Fulton Street
Suite 200
Chicago, IL 60607

Ronald Tash
640 N. La Salle Street
Suite 670
Chicago, IL 60610

**EXEMPT UNDER PROVISIONS OF PARAGRAPH
I SEC. 200, 1-2 (B-6) OF PARAGRAPH
I SEC. 200, 1-4 (B) OF THE CHICAGO
TRANSACTION TAX ORDINANCE.**

DATE BUYER SELLER REPRESENTATIVE

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00520319

Property of Cook County Clerk's Office

COCK
CO. NO. 018
3 0 6 4 7 7
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
☆☆☆
JUL 12'00 DEPT. OF REVENUE
RB. 10686 | 675.00

COCK
CO. NO. 018
3 0 6 4 7 6
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
☆☆☆
JUL 12'00 DEPT. OF REVENUE
RB. 10686 | 675.00

COCK
CO. NO. 018
3 0 6 4 7 8
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
☆☆☆
JUL 12'00 DEPT. OF REVENUE
RB. 10686 | 675.00

3 3 5 5 3
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JUL 12'00
P.B. 11427
900.00

3 3 5 5 4
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JUL 12'00
P.B. 11427
12.50

113-888 X08

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TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever; Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend title of the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming same title, or any part thereof by, through or under Grantor, but not otherwise.

EXECUTED to be effective the

GRANTORS:

00520319

Ravenswood Industrial Building, L.L.C.,

By: *SRS Realty, Inc. Manager*

By:

Gerald Pollack, Manager

Pollack Family Limited Liability Company

By:

Arlene Pollack
Arlene Pollack, Manager

STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

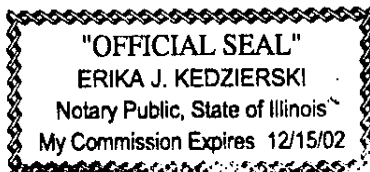
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Gerald Pollack personally known to me to be the ^{President} Manager of Ravenswood Industrial Building, L.L.C., and Arlene Pollack, personally known to me to be ^{Manager} Manager of Pollack Family Limited Liability Company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their free and voluntary act and the free and voluntary act of the entity, for the uses and purposes therein set forth.

Given under my hand and official seal, this ___ day of June, 2000.

Commission Expires:

12-15-02

Erika J. Kedzierski
Notary Public



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LEGAL DESCRIPTION

00520319

PARCEL 1:

LOT 25 TO 42 BOTH INCLUSIVE IN BLOCK 3 IN THE SUBDIVISION OF JAMES ROOD JR OF BLOCKS 17 AND 20 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOTS 1 TO 5, BOTH INCLUSIVE, IN THE RESUBDIVISION OF LOTS 43 TO 48 IN BLOCK 3 IN THE SUBDIVISION OF BLOCKS 3 AND 4 IN JAMES ROOD JR'S SUBDIVISION OF BLOCK 17 TO 20 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Subject to covenants, conditions and restrictions of record, public utility easements, existing leases or tenancies, special taxes or assessments for improvements not yet completed, uncollected special governmental taxes or assessments, and real estate taxes for second installment 1999 and subsequent years.