

UNOFFICIAL COPY 00693380

GEORGE E. COLE®
LEGAL FORMS

No. 801 REC
February 1996

5864/0127 20 001 Page 1 of 4
2000-09-07 12:13:40
Cook County Recorder 27.00



00693380

WARRANTY DEED
Statutory (Illinois)
(Corporation to Corporation)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

Above Space for Recorder's use only

THE GRANTOR, PIONEER MOBILE HOME PARK, INC.

a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN and no/100ths-----
-----(\$10.00)-----DOLLARS,

_____ in hand paid, and pursuant to authority given by the Board of _____ of said corporation, CONVEYS and WARRANTS to BGP BRIDGEVIEW, LLC

~~a corporation~~ an Illinois Limited Liability Company organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 8707 N. Skokie Blvd., #230, Skokie, IL 60077, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 18-25-500-007
18-25-500-008
18-25-406-011
18-25-406-012

Address(es) of Real Estate: 7858 S. Harlem Avenue, Bridgeview, Illinois

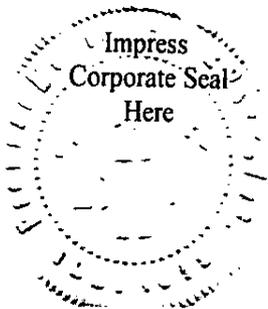
In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, this 23rd day of August, ~~19~~ 2000

PIONEER MOBILE HOME PARK, INC.

(Name of Corporation)

By: [Signature] President

Attest: Bonita P. Wise Secretary



BOX 333-CTI

DT 8307204 1073

Property of Cook County Clerk's Office

UNOFFICIAL COPY

COOK CO. NO. 016 2897
STATE OF ILLINOIS REAL ESTATE TRANSFER TAX
SEP-6'00 DEPT. OF REVENUE 550.00
P.B. 10776

COOK CO. NO. 016 96887
STATE OF ILLINOIS REAL ESTATE TRANSFER TAX
SEP-6'00 DEPT. OF REVENUE 550.00
P.B. 10776

GEORGE E. COLE
LEGAL FORMS

BGP BRIDGEVIEW, LLC

TO

PIONEER-MOBILE HOME PARK, INC.

WARRANTY DEED
Corporation to Corporation

00623380

SUBJECT TO: covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; existing leases and tenancies; special taxes or assessments for improvements not yet completed as of 8/01/00; installments not due 8/01/00 of any special tax or assessment for improvements heretofore completed; general taxes for year 1999 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1999.

State of Illinois, County of _____ ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that DANIEL C. WIESE personally known to me to be the _____ president of the _____ corporation, and BONITA P. WIESE personally known to me to be

the _____ Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day

JEFFREY A JONES Person and severally acknowledged that as such _____ President and _____ Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of _____ of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

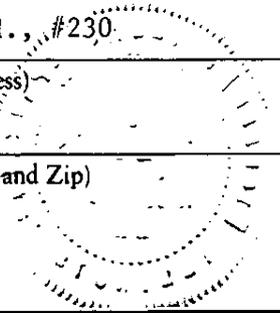
Given under my hand and official seal, this 23 day of August 19 2000
Commission expires _____ 19 _____
NOTARY PUBLIC

This instrument was prepared by Jeffrey A. Jones, Esq., 9755 W. 143rd St., Ofland Park, IL 60462 (Name and Address)

MAIL TO: { BGP Bridgeview, LLC
c/o Terraco, Inc. (Name)
8707 N. Skokie Blvd., #230
(Address)
Skokie, IL 60077
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
BGP Bridgeview, LLC
c/o Terraco, Inc. (Name)
8707 N. Skokie Blvd., #230
(Address)
Skokie, IL 60077
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____



LEGAL DESCRIPTION:

A TRACT OF LAND COMPRISING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 22, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF WEST 79TH STREET, AS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS OF THE STATE OF ILLINOIS BY COMBINATION CASE NO. 54519501, SAID POINT BEING 58.37 FEET SOUTH OF THE SOUTH LINE AND 492 FEET WEST OF THE EAST LINE OF SAID SECTION 25; AND RUNNING THENCE EAST ALONG SAID NORTH LINE OF WEST 79TH STREET, A DISTANCE OF 380 FEET TO A POINT 192 FEET WEST OF SAID EAST LINE OF SECTION 25; THENCE NORTH PARALLEL WITH THE SAID EAST LINE OF SECTION 25; A DISTANCE OF 113.69 FEET TO A LINE 172 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF SECTION 25; THENCE EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 142 FEET TO THE WEST LINE OF SOUTH HARLEM AVENUE, SAID WEST LINE OF HARLEM AVENUE BEING 50 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF SECTION 25; THENCE NORTH ALONG SAID WEST LINE OF HARLEM AVENUE, A DISTANCE OF 216 FEET TO A LINE 388 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF SECTION 25; THENCE WEST ALONG LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 13 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE OF SECTION 25, A DISTANCE OF 180 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 2 DEGREES 8 MINUTES 27 SECONDS TO THE RIGHT WITH THE EXTENSION OF LAST DESCRIBED COURSE A DISTANCE OF 111.84 FEET TO AN INTERSECTION WITH THE NORTHERLY PROPERTY LINE OF THE CHICAGO AND WESTERN INDIANA RAILROAD COMPANY, AS DESCRIBED IN WARRANTY DEED DATED SEPTEMBER 30, 1913, AS DOCUMENT 5054474; THENCE SOUTHWESTERLY ALONG SAID PROPERTY LINE, BEING A CURVED LINE, CONVEXED SOUTHEASTERLY, AND HAVING A RADIUS OF 963 FEET, THE CENTER OF SAID CURVED LINE BEING 1095 FEET NORTH OF THE SOUTH LINE AND 921 FEET WEST OF THE EAST LINE OF SAID SECTION 25, A DISTANCE OF 635.42 FEET TO A LINE DRAWN PARALLEL WITH AND 492 FEET WEST OF SAID EAST LINE OF SECTION 25; THENCE SOUTH ALONG LAST DESCRIBED LINE, A DISTANCE OF 178.90 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART WHICH FALLS IN HARLEM AVENUE, 78TH STREET AND 79TH STREET, IN COOK COUNTY, ILLINOIS.

PIN: 18-25-500-007
18-25-500-008
18-25-406-011
18-25-406-012

PROPERTY ADDRESS: 7858 S. Harlem Avenue
Bridgeview, IL

COOK CO. NO. 016
2 8 9 9 8

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
P.B. 10776 SEP-6'00 DEPT. OF REVENUE 550.00

COOK CO. NO. 016
2 8 9 9 9

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
P.B. 10776 SEP-6'00 DEPT. OF REVENUE 550.00

3 3 5 8 2 9

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP SEP-6'00 P.B. 11427 550.00

3 3 5 8 3 0

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP SEP-6'00 P.B. 11427 550.00

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

00693380

STATE OF ILLINOIS

COUNTY OF COOK

} SS.

DAN WISSE OF Pioneer Mobile Home Park, Inc.

_____ , being duly sworn on oath, states that

_____ resides at 14605 Mollard Lane Leekport Ill . That 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 grant 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 _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

[Signature]

SUBSCRIBED and SWORN to before me

this 23 day of August

Notary Public

OFFICIAL SEAL
JEFFREY A JONES

NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 03/10/04