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2001-03-15 13:41:37

Cook County Recorder 27.50



0010204827

WARRANTY DEED
Statutory (Illinois)
Corporation to
Limited Liability Company

THE GRANTOR, C. CRETORS & CO., 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, having its principal place of business at 3243 North California, Chicago, Illinois 60618, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to CDC LLC, a limited liability company created and existing by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, the following described Real Estate situated in the County of Cook, to wit:

See Legal Description on Exhibit A attached hereto and made part hereof

Subject to:

See Permitted Exceptions on Exhibit B attached hereto and made part hereof

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Numbers: 13-24-404-010-0000
13-24-404-013-0000

Address of Real Estate: 3269 N. California Avenue
Chicago, Illinois 60618

City of Chicago

Dept. of Revenue

246909

03/15/2001 13:33 Batch 14325 14

Real Estate

Transfer Stamp

\$7,500.00

DATED this 14th day of March, 2001.

C. CRETORS & CO., an Illinois corporation

By

Charles D. Cretors, President

STATE OF ILLINOIS

STATE TAX



HAR. 15.01

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

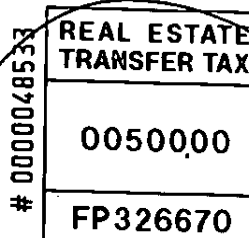
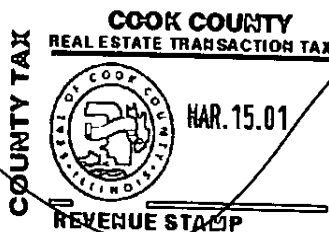
REAL ESTATE
TRANSFER TAX

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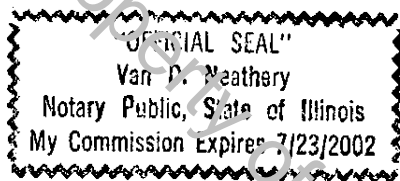


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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Charles D. Cretors, the President of C. Cretors & Co., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 14th day of March, 2001.



Van D. Neathery

Notary Public

This instrument was prepared by: Pearl A. Zager, Esq.
Vedder, Price, Kaufman & Kammholz
222 North LaSalle Street, Suite 2600
Chicago, Illinois 60601-1003
(312) 609-7548

AFTER RECORDING MAIL TO:

Pearl A. Zager, Esq.
Vedder, Price, Kaufman & Kammholz
222 North LaSalle Street, Suite 2600
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:

CDC LLC
3269 North California Avenue
Chicago, Illinois 60618

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THE SOUTH 180.00 FEET OF THE WEST 174.00 FEET OF THE NORTH 519.22 FEET OF THE SOUTH 1238.50 FEET (EXCEPT THE WEST 33.00 FEET THEREOF TAKEN FOR CALIFORNIA AVENUE) OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 208.00 FEET OF THE WEST 382.00 FEET OF THE SOUTH 180.00 FEET OF THE NORTH 519.22 FEET OF THE SOUTH 1238.50 FEET OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING PART OF THE LOT 14 IN COUNTY CLERK DIVISION OF SUBDIVIDED LANDS AND PART OF BLOCK 2 AND VACATED ALLEY IN ELECTRIC PARK SUBDIVISION, BOTH IN THE SOUTHEAST 1/4 OF SECTION 24, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for 2000 and subsequent years, not yet due and payable.
2. Covenants and restrictions contained in deed recorded January 14, 1946 as Document 13697536 that no structure or building shall be built nearer than 5 feet from the north line of the land.
3. Covenants and restrictions contained in deed recorded April 3, 1946 as document 13757760 that no building or other structure be built nearer than 5 feet to the north line of the land.
4. Utility poles and wires as shown on Survey Number 86-111 of John D. McTigue dated March 24, 1986.
5. Aerial wires on the east line of the land as disclosed by plat of survey recorded September 14, 1955 as Document 95616672.
(Affects Parcel 2 and other property not now in question)
6. Utility poles on the east line of the land as disclosed by plat of survey recorded September 14, 1995 as Document 95616672.
(Affects Parcel 2 and other property not now in question)