

WARRANTY DEED



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THE GRANTOR, JPJ Joliet, LLC, an Illinois limited liability company, 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 Members of said limited liability company, CONVEYS and WARRANTS to JPJ Wheeling, LLC, an Illinois limited liability company, having its principal office at the following address: 1770 First Street, Suite 201, Highland Park, IL 60035, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 6 IN ONE MILWAUKEE PLACE SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 1999 AS DOCUMENT NO. 99248118, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 250-300 E. Dundee Road, Wheeling, Illinois 60090
Permanent Index Number: 03-02-410-114

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SUBJECT TO: Permitted Exceptions set forth on Exhibit "A" attached hereto and made a part hereof.

In Witness Whereof, said Grantor has caused this Deed to be executed as of this 17th day of May, 2001.

JPJ JOLIET, LLC

By:

James Kaplan, Managing Member

This transaction is EXEMPT under the provisions of the Illinois Real Estate Transfer Tax Act, 35 ILCS 200/31-45(e)

5/16/01
Date

Madell [Signature]
Seller, Buyer or Representative

BOX 333-CTI

UNOFFICIAL COPY

STATE OF ILLINOIS }
 } SS
COUNTY OF C O O K }

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that James Kaplan, personally known to me to be the Managing Member of JPJ Joliet, LLC, and 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 and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this _____ day of May, 2001

Michelle L. Wilson

NOTARY PUBLIC

Commission expires 8-16-01



**THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING MAIL TO:**
Mark J. Horne, Esq.
Quarles & Brady
500 W. Madison St.
Suite 3700
Chicago, IL 60661-2511

SEND SUBSEQUENT TAX BILLS TO:
JPJ Wheeling, LLC
c/o James Kaplan
1770 First Street
Suite 201
Highland Park, IL 60035

UNOFFICIAL COPY

EXHIBIT "A"

PERMITTED EXCEPTIONS

- (a) General real estate taxes not yet due and payable;
- (b) Special assessment confirmed after the date hereof;
- (c) Building, building line and use of occupancy restrictions, conditions and covenants of record, provided they do not prohibit use of the premises as a retail development;
- (d) Zoning laws and ordinances, provided they do not prohibit use of the premises as a retail development;
- (e) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit;
- (f) Leases to: (1) ZT of Wheeling, L.L.C., an Illinois limited liability company; (2) Hot Subs, Inc. II, an Illinois corporation, d/b/a Quiznos Classic Subs; (3) Extreme Mobile Sound and Security, Inc., an Illinois corporation; and (4) Creative Hair Dressers, Inc., a Virginia corporation;
- (g) Easement in favor of the Village of Wheeling, Commonwealth Edison Company, Telenois, Inc., Cable Company, Nicor Gas and Ameritech, and its/their respective successors and assigns, for overhead, underground and surface public utilities and drainage, and to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the Plat recorded/filed as Document No. 99248118;
- (h) Redevelopment Agreement recorded March 15, 1999 as Document 99248114 made by and between Village of Wheeling and Milwaukee-Dundee Associates, L.L.C., an Illinois limited liability company.
- (i) Declaration of Covenants, Conditions, Restrictions and Easements made by Milwaukee-Dundee Associates, L.L.C., an Illinois limited liability company, and One Milwaukee Place, L.L.C., an Illinois limited liability company recorded March 15, 1999 as Document 99248120.

UNOFFICIAL COPY
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated May 11 2001
19

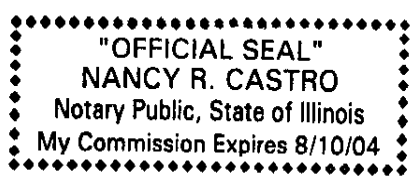
Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the

said MARK J. HORNE

this 11TH day of MAY

2001



[Signature]
Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated May 11 2001
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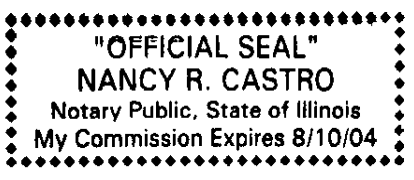
Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the

said MARK J. HORNE

this 11TH day of MAY

2001



[Signature]
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]