

Special Warranty Deed

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2002-01-24 16:20:40
Cook County Recorder 27.50

This Indenture, made this 15 day of January, 2002 between Robert D. Kent, Jr., as Managing Partner of 4447 Associates, a general partnership organized under the laws of the State of Utah and duly authorized to transact business in the State of Illinois, party of the first part, and Baroud Harlem & Diversey LLC, an Illinois limited liability company of 1740 Charles Court Wheeling, IL, party of the second part, WITNESSETH, that the party of the first part, for the consideration of the sum of ten Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt of whereof is hereby acknowledged, and pursuant to the authority of the Managing Partners and Partners of said partnership, by these presents does Remise, Release, Alien, and Convey, unto the party of the second part, and to his heirs successors and assigns, FOREVER, all of the following described real estate, situated in the county of Cook, and State of Illinois known and described as follows, to wit:

SEE EXHIBIT "A"

Together with all singular hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof and all the estate, right, title, interest claim or demand whatsoever, of the party of the first part, either in law or equity, of, in, and to the above described premises, with the hereditaments and appurtenances. TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs, successors and assigns forever.

And to the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs successors and assigns, that is has not done or suffered to be done anything whereby to said premises hereby granted are, or may be, in any manner, encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, though, or under it. WILL WARRANT AND DEFEND, subject to:

THE EXCEPTIONS SET FORTH ON EXHIBIT "B", ATTACHED HERETO.

Permanent Real Estate Index numbers: 13-30-127-021
Address of real estate: 2801 N. Harlem, Chicago, Illinois.

IN WITNESS WHEREOF, said party of the first part has caused this document to be signed to these presents by its duly authorized Managing Partner, the day and year first written above.

4447 Associates, a Utah Partnership

By: 
its: Managing Partner

City of Chicago
Dept. of Revenue
269884



Real Estate
Transfer Stamp
\$4,612.50

01/24/2002 15:58 Batch 03103 38

Mail recorded copy and send tax Bills to: Robert A. Baroud, Manager of 1740 Charles Court Wheeling, IL, 60090

Recorders Office Box No. _____

NAS 108/CC 201750 MAB 1/4

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Property of Cook County Clerk's Office

State of Utah)
)ss.
County of Salt Lake)

UNOFFICIAL COPY

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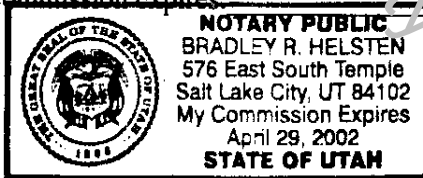
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I, Bradley R. Helsten, a notary public in and for said county in the State aforesaid, DO HEREBY CERTIFY that Robert D. Kent, Jr., personally known to me to be the Managing Partner of 4447 Associates, a Utah Partnership, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this 15 day of January 2002 and acknowledged to me as such Managing Partner, he signed and delivered said instrument for and on behalf of the Partnership, pursuant to authority given to him by the Managing Partners and Partners as his free and voluntary act, and as the free and voluntary act of the of said partnership, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 15 day of January 2002.


Notary Public

Commission expires:



Cook County - Illinois Transfer Stamp

Name and Address of Preparer:
Bradley R. Helsten, Esq.
NELSON RASMUSSEN & CHRISTENSEN
215 South State, Suite 900
Salt Lake City, UT 84111

EXEMPT UNDER PROVISIONS OF PARAGRAPH
____ SECTION 4.
DATE: _____

Signature of Buyer, Seller or Representative

MAIL TO: ERNEST K. KOETTLER
55 W. MONROE STREET
SUITE 3200
CHICAGO, IL 60603

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EXHIBIT "A"

LEGAL DESCRIPTION:

LOTS 90 AND 91 IN JOHN J. RUTHERFORD'S THIRD ADDITION TO MONT CLARE IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART THEREOF TAKEN FOR STREET PURPOSES IN CASE NO. 83 L 51231 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 91, THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 91, A DISTANCE OF 42.25 FEET TO A POINT OF A 25.00 FOOT RADIUS CURVE, THE CENTER OF SAID CURVE BEARS NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FROM SAID POINT; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH THE CENTRAL ANGLE OF 80 DEGREES 51 MINUTES 48 SECONDS FOR A DISTANCE OF 35.28 FEET; THENCE SOUTH 80 DEGREES 51 MINUTES 48 SECONDS EAST 79.98 FEET TO THE EAST LINE OF SAID LOT 90; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 90, 5.81 FEET TO THE SOUTH LINE OF SAID LOT 90; THENCE NORTH 89 DEGREES 27 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOTS 90 AND 91, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

