

WARRANTY DEED
Illinois Statutory
(Individual to LLC)

UNOFFICIAL COPY

0020371544

2873/0224 15 001 Page 1 of 3
2002-04-02 12:44:43
Cook County Recorder 25.00

MAIL TO:

Karen Osiecki Meehan
GOULD & RATNER
222 N. LaSalle Street
Eighth Floor
Chicago, IL 60601



0020371544

ST 5071698

NAME & ADDRESS OF TAXPAYER:

JBL VENTURES, LLC
1700 W. Cortland
Chicago, IL 60622

SR 80

THE GRANTORS, JOHN EKIZIAN and FRANCES L. EKIZIAN, his wife, of the City of Barrington, County of Lake, State of Illinois, for and in consideration of TEN AND 00/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid

CONVEYS AND WARRANTS to JBL VENTURES, LLC, an Illinois Limited Liability Company, created and existing under and by virtue of the Laws of the State of Illinois, having its principal office at the following address: 1700 West Cortland, Chicago, Illinois, 60622, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

A PART OF LOTS 9, 10 AND 11 IN COOK'S SUBDIVISION OF THAT PART OF THE EAST ½ OF FRACTIONAL SECTION 3, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, WHICH PART OF SAID LOTS IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST 1562.81 FEET OF THE EAST ½ OF SAID FRACTIONAL SECTION 3, WITH THE NORTH LINE OF WEST BRYN MAWR AVENUE (WHICH NORTH STREET LINE IS THE NORTH LINE OF THE SOUTH 33 FEET OF SAID EAST ½), AND RUNNING THENCE WEST ALONG SAID NORTH STREET LINE A DISTANCE OF 388 FEET TO ITS INTERSECTION WITH A LINE 778 FEET WEST FROM AND PARALLEL WITH THE EAST LINE OF LOT 8 IN SAID COOK'S SUBDIVISION; THENCE NORTH ALONG THE LAST ABOVE-MENTIONED PARALLEL LINE A DISTANCE OF 314 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTH 347 FEET OF SAID EAST ½ OF FRACTIONAL SECTION 3; THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 347 FEET A DISTANCE OF 388 FEET TO ITS INTERSECTION WITH SAID WEST LINE OF THE EAST 1562.81 FEET OF THE EAST ½ OF THE FRACTIONAL SECTION 3 AND THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 1,562.81 FEET A DISTANCE OF 314 FEET TO THE POINT OF BEGINNING, IN

BOX 333-CTI

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Property of Cook County Clerk's Office

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COOK COUNTY, ILLINOIS

SUBJECT TO: TAXES FOR THE YEARS 2001 AND SUBSEQUENT YEARS, PERPETUAL EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR, REPLACE, RELOCATE, RENEW AND REMOVE POLES, CROSSARMS, WIRES, CABLES. CONDUITS AND OTHER OVERHEAD OR UNDERGROUND EQUIPMENT, OR BOTH, FOR THE TRANSMISSION AND DISTRIBUTION FOR ELECTRIC ENERGY IN, UNDER, OVER, ACROSS AND ALONG CERTAIN STRIPS OF LAND DESCRIBED IN THE PLAT ATTACHED THERETO, MARKED EXHIBIT 'A', AS CREATED BY GRANT FROM P. R. MALLORY & CO., INC., DATED SEPTEMBER 23, 1960 AND RECORDED SEPTEMBER 28, 1960 AS DOCUMENT 17975581 (AFFECTS THE WEST 10 FEET OF THE LAND AND OTHER PROPERTY), POSSIBLE EASEMENT FOR ELECTRICITY BY VIRTUE OF OVERHEAD WIRES AND SERVICE POLES AT VARIOUS LOCATIONS, AND A HIGH VOLTAGE TRANSFORMER LOCATED ON THE LAND, AS DISCLOSED BY PLAT OF SURVEY PREPARED BY CHICAGO GUARANTEE SURVEY CO., DATED JUNE 4, 1984, ORDER NO. 8404026, AND PROVISIONS CONTAINED IN THE DEED RECORDED FEBRUARY 15, 1960 AS DOCUMENT 17781435 THAT NO BUILDING SHALL BE CONSTRUCTED WITHIN 30 FEET OF BRYN MAWR AVENUE NOR WITHIN 25 FEET OF TRIPP AVENUE.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-03-404-019-0000
Address of Real Estate: 4242 W. Bryn Mawr Avenue, Chicago, IL

DATED this 23RD day of March, 2002.



JOHN EKIZIAN (SEAL)




FRANCES L. EKIZIAN (SEAL)

20371544


City of Chicago
Dept. of Revenue
274016
03/29/2002 15:05 Batch 03766 66



Real Estate
Transfer Stamp
\$16,650.00

STATE OF ILLINOIS
STATE TAX

APR.-2.02
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

2215700000 #
REAL ESTATE
TRANSFER TAX
0222000
FP 102808

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

APR.-2.02
REVENUE STAMP

0000025796
REAL ESTATE
TRANSFER TAX
0111000
FP 102802

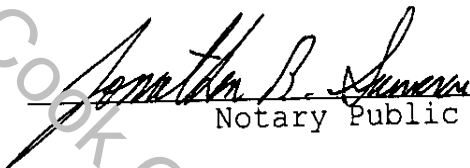
BOX 333-CTD

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STATE OF California)
) SS.
COUNTY OF Riverside)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN EKIZIAN and FRANCES L. EKIZIAN, his wife, are 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, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

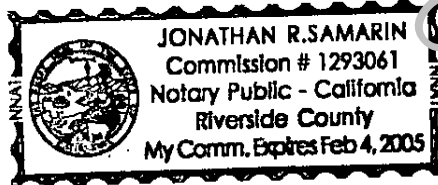
Given under my hand and notarial seal, this 28th day of March, 2002.



Notary Public

My commission expires 2/4, 2005.

(SEAL)



This Instrument Prepared By:

Richard P. Naughton
COWLIN, NAUGHTON, CURRAN & COPPEDGE
20 Grant Street
Crystal Lake, IL 60014

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