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SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)

0020553379

3805/0239 18 001 Page 1 of 4
2002-05-15 11:08:05
Cook County Recorder 27.00

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0020553379

THIS AGREEMENT, made this _____ day of _____, 2002, between AWE PROPERTIES, L.L.C., a Delaware limited liability company created and existing under and by virtue of the laws of the State of Delaware duly authorized to transact business in the State of Illinois of the first part, and Euclid Center LLC, an Illinois limited liability company, c/o Marc Realty, 200 W. Jackson Blvd. Chicago, IL party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten, Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

7971977-DA-TMS
(2112)
2002-05-15

See Exhibit A attached hereto.

Above space for Recorder's use only

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Together with all and singular the 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, its heirs and assigns forever.

And 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, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or in claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

Permanent Real Estate number(s): 02-26-109-032-000

Address(es) of real estate: 1803-1995 Hicks Road, Rolling Meadows, Illinois

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Manager, the day and year first above written.

AWE PROPERTIES, LLC.

By: CIPWEX, LLC, a Delaware limited liability company

By: CHICAGO INDUSTRIAL PARTNERS, LLC

By:
John Daley, Manager

CITY OF ROLLING MEADOWS, IL	
REAL ESTATE TRANSFER STAMP	
DATE 5/3/02	\$ 10,200.00
ADDRESS 1803-1995 Hicks	
2110	Initial CE

This instrument was prepared by Richard Merel, 223 W. Jackson Blvd., #1010, Chicago, IL 60606, (312) 288-0110

Box 340

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STATE OF ILLINOIS)
) SS.:
COUNTY OF COOK)

I, Joy Bunville the undersigned, a Notary Public in
and for said County, in the State aforesaid,

DO HEREBY CERTIFY that John Daley



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, scaled 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 official seal, this 1st day of May, 2002.

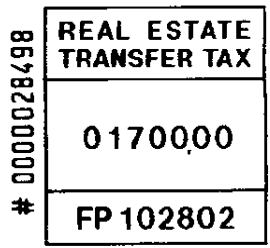
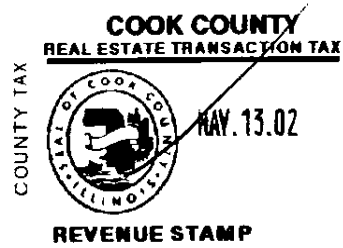
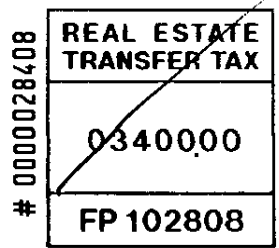
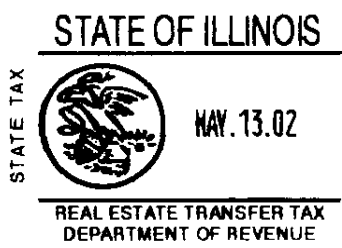
Commission expires 6/2, 2004
Joy Bunville
NOTARY PUBLIC

This instrument was prepared by Richard Merel, 223 W. Jackson Blvd., #1010, Chicago, IL 60606

MAIL TO:
ARNOLD WEINBERG
Katz, Randall, Weinberg & Richmond
333 W. Wacker Drive, Suite 1800
Chicago, IL 60606
04522.13500

SEND SUBSEQUENT TAX BILLS TO:
Euclid Center LLC
c/o Marc Pearty
200 W. Jackson Blvd.
Chicago, IL 60606

OR RECORDER'S OFFICE BOX NO. 340



20553379

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STREET ADDRESS: 1803-1995 HICKS

CITY: ROLLING MEADOWS

COUNTY: COOK

TAX NUMBER: 02-26-109-032-0000

LEGAL DESCRIPTION:

THAT PART OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 73 IN PLUM GROVE COUNTRYSIDE UNIT NO. 4, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH ALONG THE EAST LINE OF SAID UNIT NO. 4 FOR 260.00 FEET FOR THE POINT OF BEGINNING; THENCE NORTH ALONG A CONTINUATION OF SAID EAST LINE OF SAID UNIT NO. 4 AND THE EAST LINE OF LOT 20 IN PLUM GROVE COUNTRYSIDE UNIT NO. 1, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, 671.59 FEET TO THE SOUTH LINE OF LINCOLN AVENUE IN SAID UNIT NO. 1; THENCE EAST ALONG THE SAID SOUTH LINE OF LINCOLN AVENUE FOR 400.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HICKS ROAD, AS DESCRIBED IN INSTRUMENT RECORDED AS DOCUMENT 11069336; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE FOR 781.50 FEET TO A POINT IN SAID WESTERLY RIGHT OF WAY LINE, THAT IS 150.00 FEET NORTHERLY OF THE NORTH LINE OF EUCLID AVENUE IN THE AFORESAID PLUM GROVE COUNTRYSIDE UNIT NO. 4, (AS MEASURED ALONG SAID WESTERLY RIGHT OF WAY LINE); THENCE WEST 230.00 FEET ALONG A LINE PARALLEL TO THE SAID NORTH LINE OF EUCLID AVENUE; THENCE NORTH ALONG A LINE PERPENDICULAR TO THE SAID NORTH LINE OF EUCLID AVENUE FOR 110.02 FEET; THENCE WEST, 171.06 FEET TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

20553379

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK

} SS.

John Daley

, being duly sworn on oath, states that

_____ resides at _____ . 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 grants 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.

SUBSCRIBED and SWORN to before me

this _____ day of _____

Patricia Butler

Notary Public

John Daley



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