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2002-07-11 13:37:31
Cook County Recorder 33.00

Prepared by:

Michael D. Rehtin
Mayer, Brown, Rowe & Maw
190 S. LaSalle Street
Chicago, IL 60603

After Recording return to:

Lawrence J. Moss
D'Ancona & Pflaum LLC
111 E. Wacker Drive
Suite 2800
Chicago, Illinois 60606



SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 10th day of July, 2002, between Kedzie Pratt Investments, L.L.C., an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois ("Grantor") and JFMC Facilities Corporation, a not-for-profit corporation created and existing under and by virtue of the laws of the State of Illinois ("Grantee"). Witnesseth, that Grantor, for and in consideration of the sum of \$10.00 Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of the Grantor, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of DuPage and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto

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 Grantor, 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 Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors 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 encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

See Exhibit B

BOX 333-CTI

8936688.1 070802 0950C 00698230

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Handwritten: 7

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IN WITNESS WHEREOF, Grantor has caused its corporate seal to be affixed, caused its name to be signed to these presents by its Member, the day and year first above written.

KEDZIE PRATT INVESTMENTS, L.L.C., an Illinois
limited liability company

By: Jeffrey S. Gumbiner
Name: Jeffrey S. Gumbiner
Title: Member

EXEMPT UNDER PROVISIONS OF PARAGRAPH
B, SEC. 200.1-2 (B-6) OR PARAGRAPH
 , SEC. 200.1-4 (B) OF THE CHICAGO
TRANSACTION TAX ORDINANCE

7/10/02
DATE

Kevin J. York
BUYER, SELLER OR REPRESENTATIVE

Exempt under provisions of Paragraph B, Section 4,
Real Estate Transfer Tax Act.

7/10/02
Date

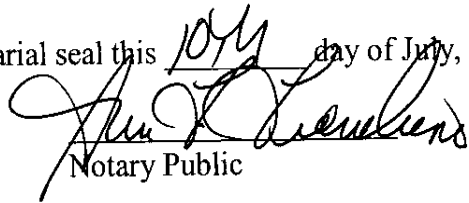
Kevin J. York
Buyer, Seller or Representative

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STATE OF ILLINOIS)
)
) SS
COUNTY OF COOK)

I, Ann T. Trombino, a notary public in and for said County, in the State aforesaid, do hereby certify that Jeffrey S. Gumbiner, personally known to be to be the Member of Kedzie Pratt Investments, L.L.C., a limited liability company organized and existing under the laws of the State of Illinois, and personally known to be to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such he/she signed and delivered the said instrument pursuant to proper authority given by said limited liability company, as his/her 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.

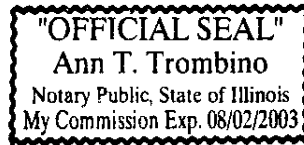
GIVEN under my hand and notarial seal this 10th day of July, 2002.


Notary Public

[SEAL]

My commission expires:

8/2/03



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EXHIBIT A

LEGAL DESCRIPTION

That part of Lot 1 in the subdivision of the West $\frac{1}{2}$ (in area) of the Southwest fractional quarter of Section 36, Township 41 North, Range 13, East of the third Principal Meridian, also described as the North 7.42 chains of the West 12.05 chains of that part of the Southwest fractional quarter of Section 36, Township 41 North, Range 13, East of the Third Principal Meridian, lying South of the South line of Pratt Avenue as per quitclaim deed recorded as Document 12790523; and lying Westerly of a line drawn from a point on the North line of said Lot, to a point on the South line of said Lot, 266.0 feet East of the Southwest corner of said lot, and lying Easterly of a line drawn from a point in the South line of West Pratt Avenue aforesaid, 40.67 feet East of the West line of Lot 1; thence South in a straight line running across aforesaid Lot 1 to the Northwest corner of Lot 65 in Reinberg's North Channel Subdivision Number 2 in the Southwest $\frac{1}{4}$ of the fractional Southwest $\frac{1}{4}$ in aforesaid Section 36, in Cook County, Illinois.

Permanent Real Estate Number: 10-36-300-014

Address of real estate: 3145 West Pratt Boulevard, Chicago, Illinois

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned being duly sworn on oath, states that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

Said Act is not applicable as the grantor owns no adjoining property to the premises described in said deed.

Affiant further states that it makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

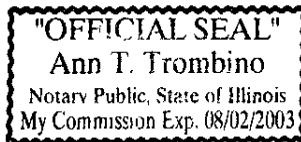
SELLER:

KEDZIE PRATT INVESTMENTS, L.L.C., an Illinois limited liability company

By: Jeffrey S. Gumbiner
Name: Jeffrey S. Gumbiner
Title: Member

SUBSCRIBED and SWORN to before
me this 10th day of July, 2002

Notary Public: Ann T. Trombino



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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 July 10, 192002 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said [Signature]
this 10th day of July
1902.

[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 July 10, 2002 Signature: [Signature], ATTORNEY
Grantee or Agent

Subscribed and sworn to before me by the
said [Signature]
this 10th day of July
1902.

[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.]

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