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18 APR 0025 05 001 Page 1 of 3
2002-09-19 10:17:21
Cook County Recorder 28.00

803 2511 CHICAGO TITLE 01-11 JR-12

WARRANTY DEED



THE GRANTOR

DOMINIC FURIO, of the City of Streamwood, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other valuable considerations in hand paid.

CONVEYS and WARRANTS TO

F&J EXCHANGE, LLC, a Delaware limited liability company

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the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 4 IN UNIT 2 STREAMWOOD INDUSTRIAL PROPERTIES, A SUBDIVISION IN THE SOUTHEAST 14/ OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTION THEREFROM THAT PART OF SAID LOT DESCRIBED AS FOLLOWS:


BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES, 06 MINUTES, 29 SECONDS WEST ALONG THE NORTH LINE THEREOF, BEING ALSO THE SOUTHERLY RIGHT OF WAY LINE OF NORTH AVENUE, AS MONUMENTED AND OCCUPIED, A DISTANCE OF 135.87 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 18 DEGREES, 19 MINUTES, 04 SECONDS WEST ALONG SAID WESTERLY LINE OF LOT 4, A DISTANCE OF 21.85 FEET; THENCE SOUTH 86 DEGREES, 34 MINUTES, 33 SECONDS EAST, A DISTANCE OF 16.69 FEET; THENCE NORTH 89 DEGREES, 02 MINUTES, 34 SECONDS EAST, A DISTANCE OF 131.88 FEET TO THE EASTERLY LINE OF LOT 4, AFORESAID; THENCE NORTH 15 DEGREES, 00 MINUTE, 02 SECONDS WEST ALONG SAID EASTERLY LINE OF LOT 4 AFORESAID, A DISTANCE OF 22.42 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

Subject to: covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; general taxes for the year 2001 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2001.


BOX 333-CTI

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STATE TAX

SEP. 17. 02
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000036901
REAL ESTATE TRANSFER TAX
0 20,000
FP 102308

COUNTY TAX

SEP. 17. 02
REVENUE STAMP
COOK COUNTY
REAL ESTATE TRANSACTION TAX

0000027060
REAL ESTATE TRANSFER TAX
0060000
FP 102802

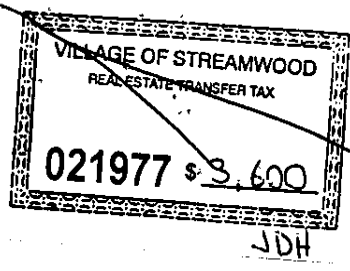
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Property Index Number (PIN): 06-35-400-046

Address(es) of Real Estate: 435 East North Avenue, Streamwood, IL

DATED this 6 day of September 2002

Dominic Furio (SEAL) _____ (SEAL)



State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Dominic Furio

personally known to me to be the same person(s) who(se) name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 6th day of September, 2002

Commission expires 09-17, 2004

David R Herzog
NOTARY PUBLIC



This instrument was prepared by:

David R. Herzog, HERZOG & SCHWARTZ, P.C.,
77 W. Washington St., #1717, Chicago, IL 60602

MAIL TO:

Send Subsequent Tax Bills to:

Huck, Bouma, et al
1755 S. Naperville Rd
Ste 200
Wheaton, IL 60187

F+J Partnership
435 East North Ave
Streamwood, IL 60107

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