

SPECIAL WARRANTY DEED



THIS INDENTURE, made this 25<sup>th</sup> day of September, 2002, between ARTAIUS CORPORATION, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and A.B.C. (AMERICA) INC., an Illinois corporation, of 209 West Cermak Road, 2<sup>nd</sup> Floor, Chicago, Illinois 60616, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and good and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the part 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, to wit: (see next page for legal description)

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 below described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as described below, 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 to claim the same, by, through, or under it, it WILL WARRANT AND DEFEND, subject to: (i) general real estate taxes which are not yet due and payable for calendar year 2001 and subsequent years, (ii) covenants, conditions and restrictions of record; (iii) building lines; (iv) special taxes or assessments for improvements not yet completed; (v) installments not yet due and payable of any special tax or assessments for improvements then completed; (vi) the rights of all persons claiming by, through or under party of the second part; and (vii) any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the party of the second part.

Permanent Real Estate Index Number: 19-18-308-029-0000

Address of Real Estate: 7131 West 61<sup>st</sup> Street, Chicago, Illinois 60638

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

ARTAIUS CORPORATION, an Illinois corporation

By Leonard M. Sandberg  
Leonard Sandberg, its President

BOX 333-CTI

8034 735 DREF 1 of 3

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# UNOFFICIAL COPY

## LEGAL DESCRIPTION

of premises commonly known as:

See Exhibit A attached hereto and made a part hereof.

STATE OF CALIFORNIA )  
  ) ss  
COUNTY OF SANTA BARBARA )

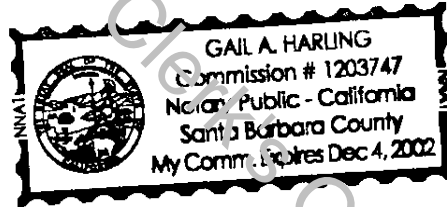
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Leonard Sandberg, personally known to me to be the same person whose name is subscribed to the foregoing instrument, or having proved such identity to me by satisfactory evidence, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act and deed of ARTAIUS CORPORATION, an Illinois corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 25<sup>TH</sup> day of September, 2002.

Gail A. Harling  
Notary Public

This instrument was prepared by:

Derek L. Cottier, Esq.  
Schwartz, Cooper, Greenberger & Krauss, Chtd.  
180 North LaSalle Street, Suite 2700  
Chicago, Illinois 60601



21127680

MAIL TO:

Pengtian Ma, Esq.  
(Name)  
221 North LaSalle Street, Suite 2600  
(Address)  
Chicago, Illinois 60601  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

\_\_\_\_\_  
(Name)  
\_\_\_\_\_  
(Address)  
\_\_\_\_\_  
(City, State and Zip)

# UNOFFICIAL COPY

## EXHIBIT A

### Legal Description of the Premises

#### PARCEL 1:

BLOCK 7 (EXCEPT THE WEST 27 FEET) IN HARLEM 63<sup>RD</sup> RESUBDIVISION IN THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, CONTAINING 155,277 FEET (3.5647 ACRES) OF LAND, MORE OR LESS.

#### PARCEL 2:

THE NORTH ½ OF VACATED 61<sup>ST</sup> PLACE SOUTH AND ADJOINING PARCEL 1, AS VACATED BY ORDINANCE RECORDED AS DOCUMENT NUMBER 97565488.

147202.1 044589-22057

City of Chicago  
Dept. of Revenue



Real Estate  
Transfer Stamp  
\$20,475.00

289924

10/03/2002 14:33 Batch 07227 83

STATE TAX

STATE OF ILLINOIS

OCT. 11.02

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000038515

REAL ESTATE TRANSFER TAX
02730.00
FP 102808

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

OCT. 11.02

REVENUE STAMP

# 0000038639

REAL ESTATE TRANSFER TAX
01365.00
FP 102802

21127680