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357 (017) 30 00 Page 1 of 4
2002-12-04 13:53:41
Cook County Recorder 30.50

**WARRANTY DEED
(Corporation to Corporation)
(Illinois)**

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0021338365

THE GRANTORS, 318 Adams, LLC, as successor to Adams, LLC, an Illinois limited liability company, as to an undivided.1%, Craig J, L.L.C., an Illinois limited liability company, as to an undivided 54.1% and Walker Property Group, Inc., a Colorado corporation as to an undivided 45.8%, for and in consideration of the sum of Ten (\$10.00) Dollars in hand paid, the receipt whereof is hereby acknowledged, and pursuant to authority of the managers of said companies, CONVEYS AND WARRANTS TO:

318 West Adams, LLC,
318 W. Adams, Chicago, IL 60606.
(Name and address of Grantee)

a limited liability company organized and existing under and by virtue of the laws of the State of Illinois, having its principal place of office at the following: 318 W. Adams, Chicago, IL 60606
the following described real estate, situated in the County of Cook and in the State of Illinois, to wit:

See Exhibit A attached hereto.

Permanent Real Estate number(s): 17-16-208-014-0000

Address(es) of real estate: 318 West Adams, Chicago, IL 60606

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

318 Adams, LLC, as successor to Adams, LLC, an Illinois limited liability company

Craig J., LLC, an Illinois limited liability company

By: [Signature]
Its: Manager

By: [Signature]
Its: member

Walker Property Group, Inc., a Colorado corporation

By: [Signature]
Its: President

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

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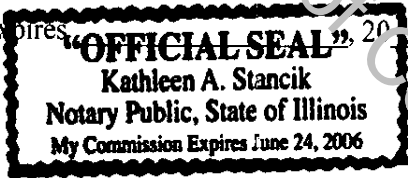
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STATE OF ILLINOIS)
) SS.:
COUNTY OF COOK)

I, Kathleen A. Stancik the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Steve Byers of 318 Adams, LLC, Craig J. Walker of Craig J, L.L.C and Craig J. Walker of Walker Property Group, Inc. personally known to me to be the same person S whose name S 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 official seal this 4th day of Dec, 2002.

Commission expires



Kathleen A. Stancik
NOTARY PUBLIC

21338365

This instrument was prepared by Deborah Ashen, 223 W. Jackson #1010, Chicago, IL 60606.
(Name and Address)

MAIL TO:

Carfield & Mesele
(Name)
223 W. Jackson, #1010
(Address)
Chicago, IL 60606
(City, State and Zip)

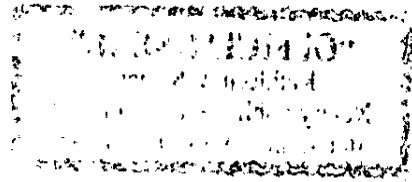
SEND SUBSEQUENT TAX BILLS TO:

318 West Adams
(Name)
C/i Westfield Bancgroup
(Address)
318 W Adams, Chic, IL 60606
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

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ALL THAT PART OF LOT 7 IN BLOCK 82 IN THE SCHOOL SECTION ADDITION TO CHICAGO, IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTH LINE OF ADAMS STREET 150 FEET WEST OF THE WEST LINE OF FRANKLIN STREET AND RUNNING THENCE WEST ALONG THE NORTH LINE OF ADAMS STREET 50 FEET, MORE OR LESS TO THE CENTER LINE OF THE EAST WALL OF THE BUILDING FORMERLY KNOWN AS NOS. 239 AND 241 ADAMS STREET; THENCE NORTH ALONG THE CENTERLINE OF SAID EAST WALL OF SAID BUILDING 161.3 FEET TO THE POINT, WHERE THE SOUTH LINE OF THE SOUTH WALL OF THE CHIMNEY OF SAID BUILDING IF EXTENDED ACROSS SAID EAST WALL OF SAID BUILDING WOULD INTERSECT SAID CENTERLINE OF SAID EAST WALL OF SAID BUILDING; THENCE EAST 2 FEET 7 INCHES TO THE SOUTHEAST CORNER OF SAID CHIMNEY; THENCE NORTH 6 FEET AND 3 INCHES ALONG THE EAST LINE OF THE EAST WALL OF SAID CHIMNEY; THENCE EAST 6 FEET AND 11 INCHES; THENCE NORTH 31.2 FEET TO THE NORTH LINE OF SAID LOT; THENCE EAST ALONG THE NORTH LINE OF SAID LOT TO A POINT 150 FEET WEST OF THE WEST LINE OF FRANKLIN STREET; THENCE SOUTH ON A LINE PARALLEL TO AND 150 FEET WEST OF THE WEST LINE OF FRANKLIN STREET TO POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE

21328365

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 title to real estate under the laws of the State of Illinois.

Dated Dec 4, 2002

318 Adams, LLC, CRAIG, LLC
& Walker Property Group, LLC

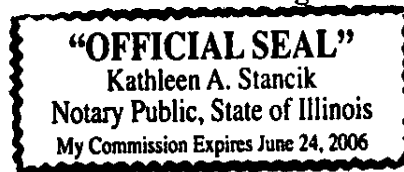
Signature: [Signature]

Grantor or Agent

Subscribed and sworn to before me

by the said Agent
this 4 day of Dec, 2002

Notary Public Kathleen A. Stancik



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 Dec 4, 2002

318 West Adams, LLC

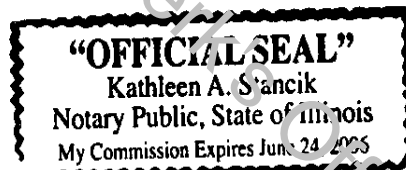
Signature: [Signature]

Grantee or Agent

Subscribed and sworn to before me

by the said Martie
this 4 day of Dec, 2002

Notary Public Kathleen A. Stancik



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.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Revised 10/02-cp



EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

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