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4890/0096 26 001 Page 1 of 2003-01-30 11:59:29 Cook County Recorder 30.50



SEECLASIX WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

ALN'U) as husband and wifl, THAT THOMASIAND JOAN ARNOLD, ("Grantor") for and in consideration of the sum ARN(LI) of Ten and No/100 Dollars (\$10.00) eash in hand paid by MARANI VENTURE L.L.C. ("Grantee") and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, and by these presents does GRAN unto Grantee, that certain tract of real property situated in Cook County, Illinois, and described in Exhibit A attached hereto and made a part hereof 101; Il purposes, together with all and singular the rights, privileges, hereditaments, and appurtenances percaining to such real property, including any and all improvements and fixtures currently attached to and located thereon (the "Property").

Parcel Identification Number

15-12-423-009

Commonly known as 209 Des Plaines, Forest Park, IL

This document prepared by:

After Recording Return to:

Janet K. Thomas Shaw Gussis Fishman Glantz & Wolfson

1144 W. Fulton Street, #200

Chicago, Illinois 60607

Maria Cristiano Attorney at Law 6817 West North Avenue

Oak Park, IL 60302

2/0/4/5 Future Tax Bills to

> Marani Venture L.i.C Attn: Robert Marani

P.O. Box 98

Forest Park, IL 60130

A0040201.WPD

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0030142450

TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever; and subject to the exceptions set forth herein above, Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend title of the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming same title, or any part thereof by, through or under Grantor, but not otherwise subject to the exceptions listed on Exhibit B attached hereto.

EXECUTED to be effective the 23 of January, 2003

GRANTOR:

THOMAS ARNOLD

JOAN ARNOLD

STATE OF ILLINOIS

SS

COUNTY OF COOK

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that THOMAS AND JOAN ARNOLD, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their free an ivoluntary act and the free and voluntary act of the company, for the uses and purposes therein set for 1.

Given under my hand and official seal, this day of January, 2003.

iay of January, 2003.

Notary Public

Commission Expires:

JEANETTE FREEMAN Notary Public, State of Illinois

My Commission Expires Jan. 6, 2006

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ALTA Commitment Schedule C

0030142450

File No.: 258515

Legal Description:

THAT PART OF BLOCK 21, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTH LINE OF RANDOLPH STREET, 177 FEET EAST OF THE WEST LINE OF BLOCK 21; THENCE SOUTH 91.5 FEET ON A LINE 177 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 21; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF RANDOLPH STREET, 46.2 FEET; THENCE NORTHEASTERLY 9.7 FEET TO A POINT WHICH IS 50 FEET WESTERLY OF AND AT RIGHT ANGLES TO THE WEST LINE OF DES PLAINES AVENUE; THENCE EASTERLY, TO A POINT IN THE WEST LINE OF DES PLAINES AVENUE, 112.2 FEET SOUTHWESTERLY OF THE SOUTH LINE OF RANDOLPH STREET; THENCE NORTHEASTERLY ON THE WEST LINE OF DES PLAINES AVENUE 58 FEET TO A LINE 50 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF RANDOLPH STREET; THENCE WEST 108.5 FEET ON SAID LINE 50 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF RANDOLPH STREET; THENCE NORTH ON A LINE 188.5 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 21 TO THE SOUTH LINE OF RANDOLPH STREET; THENCE WEST ON THE SOUTH LINE OF RANDOLPH STREET 11.5 FEET TO THE PLACE OF BEGINNING, ALL IN BLOCK 21 IN THE SUBDIVISION BY THE GALENA AND CHICAGO UNION RAILROAD COMPANY OF PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP OF SAID SUBDIVISION, RECORDED MARCH 24, 1863 IN BOOK 161 OF MAPS, PAGE 83, SITUATED IN THE VILLAGE OF FOREST PARK, IN COOK COUNTY, ILLINOIS.

