

UNOFFICIAL COPY 0030142450

4890/0096 26 001 Page 1 of 4
2003-01-30 11:59:29
Cook County Recorder 30.50



0030142450

~~SPECIAL~~ WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

ARN (LI) *as husband and wife,*
THAT THOMAS AND JOAN ARNOLD, ("Grantor") for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash in hand paid by MARANI VENTURES, 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 ~~GRANT, BARGAIN, SELL and CONVEY~~ *CONVEY AND WARRANT* 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 for all purposes, together with all and singular the rights, privileges, hereditaments, and appurtenances pertaining 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:

Janet K. Thomas
Shaw Gussis Fishman
Glantz & Wolfson
1144 W. Fulton Street, #200
Chicago, Illinois 60607

After Recording Return to:

Maria Cristiano
Attorney at Law
6817 West North Avenue
Oak Park, IL 60302

Future Tax Bills to:

Marani Ventures, L.L.C.
Attn: Robert Marani
P.O. Box 98
Forest Park, IL 60130

VILLAGE OF
FOREST PARK
PROPERTY COMPLIANCE

No. 0379

Approved/Date

258 515 / 001
AKB / AK

UNOFFICIAL COPY

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.

STATE TAX
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
JAN. 30. 03
0000047760
REAL ESTATE
TRANSFER TAX
00270.00
FP 326669

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSFER TAX
REVENUE STAMP
JAN. 30. 03
0000096259
REAL ESTATE
TRANSFER TAX
00135.00
FP 326670