

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois)



0314111119

Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 05/21/2003 10:12 AM Pg: 1 of 4

STG/SUP/88/128/10/03

THE GRANTOR(S) RBL Investments, L.L.C. an Illinois Limited Liability Company, as to a 50% interest, Joseph J. Nimrod, as to a 25% interest and Ann O'Brien Nimrod as to a 25% interest, of the Village of Glenview, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100---(\$10.00)---DOLLARS, and other good and valuable consideration in hand paid.

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CONVEY and WARRANT unto **Rose/Fuller, L.L.C., an Illinois Limited Liability Company**, whose principal place of business is Northbrook, Illinois, the Real Estate as Legally Described on Exhibit "A" attached hereto, situated in the County of Cook in the State of Illinois; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises, forever.

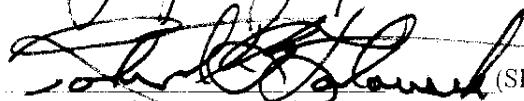
THIS DEED IS SUBJECT ONLY TO : general taxes for 2001 and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; private public, and utility easements; covenants and restrictions of record; party wall rights and agreements, if any, roads and highways; existing leases and tenancies as set forth in rent roll and new leases entered into by Seller prior to closing in the ordinary course of business; Purchaser's mortgage or trust deed; and acts done or suffered through purchaser.

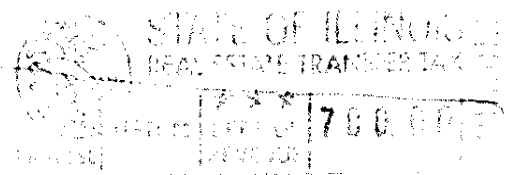
Permanent Real Estate Index Number(s): 04-10-300-050-0000
Address of Real Estate: 1240 Meadow Lane Northbrook, IL 60062

DATED this 21 day of April, 2003.

 (SEAL)
Joseph J. Nimrod

 (SEAL)
Ann O'Brien Nimrod

 (SEAL)
Robert R. Latousek,
Manager, RBL Investments, L.L.C.



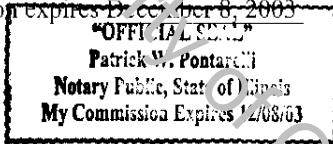
BOX 333-CTI

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State of Illinois, County of Cook ss.I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph J. Nimrod and Ann O'Brien Nimrod, personally known to me to be the same persons whose names are 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 21 day of April 2003.

My Commission expires December 8, 2003

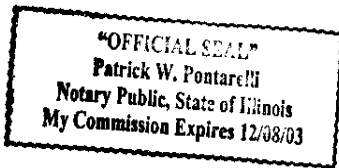


[Signature]
Notary Public

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Robert B. Janousek, personally known to me to be the Manager of RBL Investments, L.L.C., the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Manager, he signed and delivered the said instrument as Manager of said Limited Liability Company, and caused the company seal of said Limited Liability Company to be affixed thereto, pursuant to authority given by the Operating Agreement of said Limited Liability Company as his free and voluntary act, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

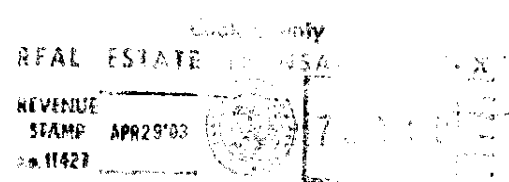
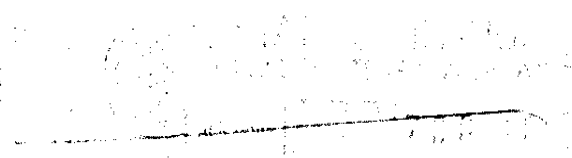
Given under my hand and official seal this 21 day of April 2003.

Commission expires December 8, 2003



[Signature]
Notary Public

This instrument was prepared by Patrick W. Pontarelli 3201 Old Glenview Road, Wilmette, IL 60091.



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EXHIBIT "A"

LEGAL DESCRIPTION

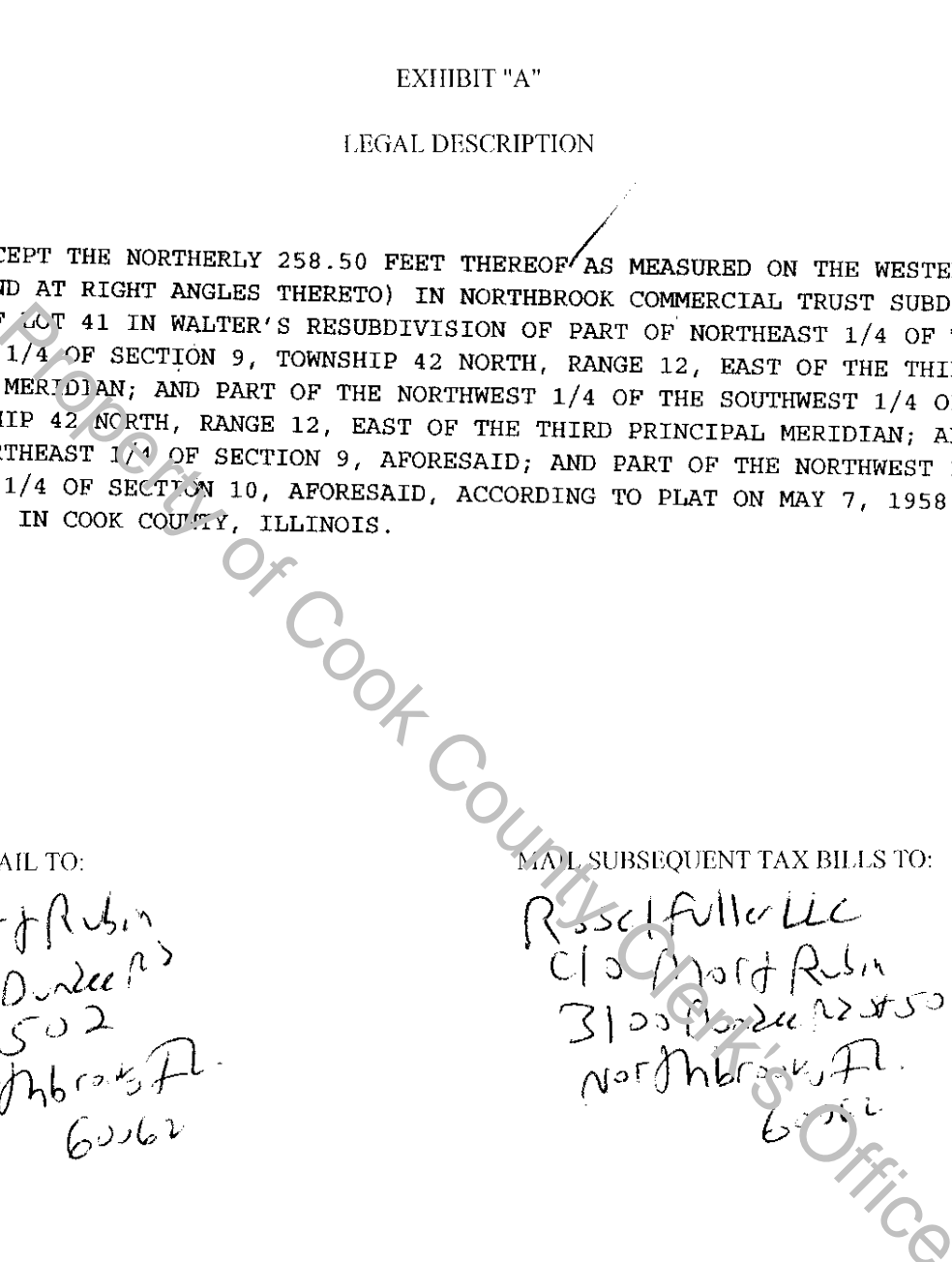
LOT 3 (EXCEPT THE NORTHERLY 258.50 FEET THEREOF AS MEASURED ON THE WESTERLY LINE THEREOF AND AT RIGHT ANGLES THERETO) IN NORTHBROOK COMMERCIAL TRUST SUBDIVISION OF PART OF LOT 41 IN WALTER'S RESUBDIVISION OF PART OF NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN; AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO PART OF THE NORTHEAST 1/4 OF SECTION 9, AFORESAID; AND PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 10, AFORESAID, ACCORDING TO PLAT ON MAY 7, 1958 AS LR1794684, IN COOK COUNTY, ILLINOIS.

MAIL TO:

Mort Rubin
 3100 Dundee Rd
 St 502
 Northbrook, IL
 60062

MAIL SUBSEQUENT TAX BILLS TO:

Russell Fuller LLC
 c/o Mort Rubin
 3100 Dundee Rd St 502
 Northbrook, IL
 60062



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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK

} SS.

Patrick W. Lutanski

, being duly sworn on oath, states that

resides at 3201 Old Glenview Rd Wilmette

. That the

attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1) Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me

this 21st day of April, 2003

[Signature]
Notary Public

