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01-14687



Eugene "Gene" Moore Fee: \$62.00
Cook County Recorder of Deeds
Date: 07/01/2003 12:00 AM Pg: 1 of 6

LIMITED WARRANTY DEED

| | |
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| <p>LIMITED WARRANTY DEED</p> <p>When recorded return to: Garfield & Merel, Ltd. 223 West Jackson Boulevard Suite 1010 Chicago, IL 60606 Attention: Alan H. Garfield, Esq.</p> | |
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Above Space for Recorder's use only

THE GRANTOR

FORD MOTOR COMPANY,

a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, bargains, sells, grants, warrants and conveys to:

NORTH AVENUE PLACE, LLC,

a limited liability company organized and existing under and by virtue of the laws of the State of Illinois, having its principal office at the following address: 2795 West Washington Boulevard, Bellwood, IL 60104, all right, title and interest which Grantor has in the following described Real Estate and rights and interests in Real Estate situated in the State of Illinois, as more particularly set forth in Exhibit A attached hereto (the "Property").

Permanent Real Estate Index Number(s): See Exhibit A attached hereto.

Address(es) of Real Estate: See Exhibit A attached hereto

Provided, however, that this Limited Warranty Deed and the warranty of title contained herein is subject to the following encumbrances:

- A. Real property taxes for the year 2003 and subsequent years;
- B. Applicable zoning, building laws and other regulatory laws and ordinances affecting the Property; and

Lawyers Title Insurance Corporation

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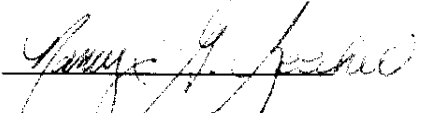
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- c. Those matters set forth on the list of Permitted Exceptions attached hereto as Exhibit B and made a part hereof.

AND THE GRANTOR, does for itself, its successors and assigns does covenant, warranty and agree to and with GRANTEE, its successors and assigns, only that it has not heretofore done, committed or willingly suffered to be done or committed any act or thing whatsoever whereby the title and estate hereby conveyed, or any part thereof, are or shall be charged or encumbered, except as aforesaid.


In Witness Whereof, Grantor has caused this Limited Warranty Deed to be executed the 24th day of June, 2003, and this Limited Warranty Deed shall be effective the 30th day of June, 2003.

FORD MOTOR COMPANY


By: 
 Its: Attorney and Agent

Name: Nancy G. Beecher

WITNESS:



 Sarah K. May



 Steven J. Hudak

STATE OF MICHIGAN)
)SS
 COUNTY OF WAYNE)

On June 24, 2003 before me, Janet H. Carrier, a Notary Public in Wayne County, Michigan, personally appeared Nancy G. Beecher, as the Attorney and Agent of Ford Motor Company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and

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acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.


WITNESS my hand and official seal.


Signature Janet H. Carrier
Janet H. Carrier, Notary Public, Wayne County, MI
My Commission Expires: June 23, 2005


This instrument was prepared by Alan H. Garfield
Garfield & Merel, Ltd.
223 West Jackson Boulevard
Chicago, Illinois 60606

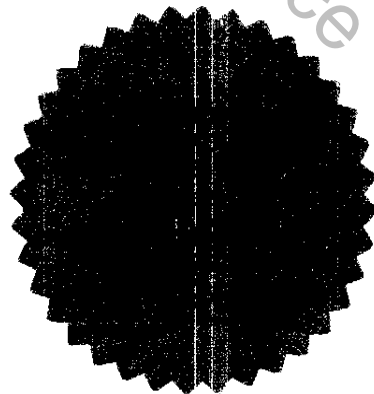
MAIL TO: Garfield & Merel, Ltd.
223 West Jackson Boulevard
Suite 1010
Chicago, IL 60606
Att'n: Alan H. Garfield

SEND SUBSEQUENT TAX BILLS TO:
North Avenue Place, LLC
2795 West Washington Boulevard
Bellwood, IL 60104
Att'n: Ron Scarlato

| | | | |
|-----------|---|--------------|--------------------------|
| STATE TAX | STATE OF ILLINOIS | # 0000053693 | REAL ESTATE TRANSFER TAX |
| |  JUL.-1.03 | | 0317280 |
| | REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE | | FP326660 |

| | | | |
|-----------|---|--------------|--------------------------|
| STATE TAX | STATE OF ILLINOIS | # 0000053566 | REAL ESTATE TRANSFER TAX |
| |  JUL.-1.03 | | 0417720 |
| | REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE | | FP326669 |

| | | | |
|------------|---|--------------|--------------------------|
| COUNTY TAX | COOK COUNTY REAL ESTATE TRANSACTION TAX | # 0000106817 | REAL ESTATE TRANSFER TAX |
| |  JUL.-1.03 | | 0367500 |
| | REVENUE STAMP | | FP326670 |



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**EXHIBIT A
TO
ILLINOIS WARRANTY DEED
Legal Description**

COOK COUNTY, ILLINOIS

Permanent Real Estate Index Numbers: 12-34-304-003 and 12-34-304-004

Address(es) of Real Estate: 3375 W NORTH AVE. MCGEE PARK

THE EAST 500 FEET OF THE WEST 1070 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST FRACTIONAL 1/4, SOUTH OF THE INDIAN BOUNDARY LINE, IN SECTION 34, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART THEREOF DEDICATED FOR RIGHT-OF-WAY OF WEST NORTH AVE., RECORDED SEPTEMBER 19, 1946 AS DOCUMENT NO. 13896533, IN COOK COUNTY, ILLINOIS.

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**EXHIBIT B
TO
LIMITED WARRANTY DEED
Permitted Exceptions**

1. Applicable zoning and building laws and regulations.
2. The lien of applicable taxes and water and sewer charges not yet due and payable.
3. Rights of way for railroads, switch tracks or spur tracks, as shown on survey dated February 19, 2001, and revised to March 20, 2002, and further revised to May 30, 2002, by Harrington & Associates, Inc., Survey No. 018-02; and the rights of the railroad company for the use, operation and repair of same.
4. Electric Line Easement granted by Ford Motor Company to Public Service Company of Northern Illinois, recorded November 25, 1952, as document 15491811, and the terms and conditions thereof.
5. Easement for Right of Way for storm drain granted by Ford Motor Company to Jewel Tea Co., Inc. recorded May 4, 1960, as document 17845739, and the terms and conditions thereof.
6. Easement Agreement granted by Ford Motor Company to Jewel Tea Co., recorded May 25, 1964 as document 19136204, and the terms and conditions thereof.
7. Easement Agreement granted by Ford Motor Company to Indiana Belt Rail Road Co. recorded in book 46538, page 461, and the terms and conditions thereof; a portion of said easement being released pursuant to that certain Release of Easement recorded in Book 19621, Page 408 and the terms and conditions thereof.
8. Setback lines of 3 feet along the West line, and 10 feet along the North line, as disclosed by the survey dated February 19, 2001, and revised to March 20, 2002, and further revised to May 30, 2002, by Harrington & Associates, Inc., Survey No. 018 02.

PLAT ACT AFFIDAVIT

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State of Michigan)
) S.S.
 County of Wayne)

Being duly sworn on oath states that I have a business address at 550 Town Center, Suite 200, Dearborn, Michigan 48126 and that the attached document is not in violation of Section 1 of 765 I.L.C.S 205 (the Plat Act) for one of the following reasons; (Circle the number below which is applicable to attached document)

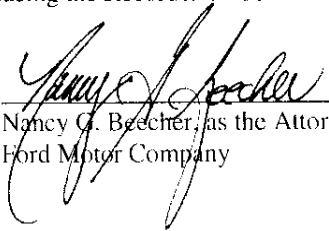
1. Said Act is not applicable as the grantors own no property adjoining the premises described in said deed (Existing Parcel)

OR

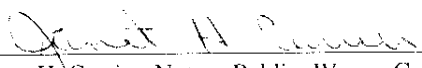
the conveyance falls in one of the following exemptions permitted by the Amended Act which became effective July 17, 1959.

2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
3. The division of lots or blocks of less than 1 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 easements of access;
6. The conveyance of land owned by 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 following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a Registered Land Surveyor, provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

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


 Nancy G. Beecher, as the Attorney and Agent for
 Ford Motor Company

Subscribed and Sworn to before me this 26th day of June, 2003.


 Janet H. Carrier, Notary Public, Wayne County, Michigan

My Commission Expires: June 23, 2005