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Doc#: 0326501037
Eugene "Gene" Moore Fee: \$34.00
Cook County Recorder of Deeds
Date: 09/22/2003 08:37 AM Pg: 1 of 6

After recording return to:
Ariel Weissberg
Weissberg & Associates, Ltd.
401 S. LaSalle, Ste. 403
Chicago, IL 60605

ABOVE SPACE FOR RECORDER'S USE ONLY

LIMITED WARRANTY DEED

THIS AGREEMENT, made this 14th day of August, 2003, between CENTRAL STATION PROPERTIES, INC., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, hereinafter called the "Grantor," and CARMINE DELIO AND ROSINA DELIO, BOTH ILLINOIS RESIDENTS, HUSBAND AND WIFE (AS JOINT TENANTS) AS TO A FIFTY PERCENT (50%) INTEREST IN THE PROPERTY) AND VITO GUARINO, AN ILLINOIS RESIDENT, A MARRIED MAN, AS TO A FIFTY PERCENT (50%) INTEREST IN THE PROPERTY, AS TENANTS-IN-COMMON, having an address at 1145 Green Street, Bensenville, Illinois, hereinafter collectively called the "Grantee," WITNESSETH, that the Grantor, for and in consideration of **TEN AND NO/100 DOLLARS (\$10.00)** in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, these presents does REMISE, RELEASE, ALIEN, and CONVEY unto the Grantee, and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See legal description set forth on Exhibit A, attached hereto and incorporated herein.

TOGETHER with all and singular hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

AND the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except

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as set forth on **Exhibit B**, attached hereto and incorporated herein; and that the said premises, against all persons lawfully, claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND**, subject to the matters set forth on **Exhibit B** and matters done or suffered by Grantee or any entity acting by, through or under Grantee.

Permanent Real Estate Numbers: 17-22-108-021-0000 and 17-22-108-022-0000

Address of real estate: 1503 South Michigan Avenue, Chicago, Illinois 60605

City of Chicago
 Dept. of Revenue
 317710
 09/08/2003 16:15 Batch 11835 106

Real Estate Transfer Stamp
\$7,500.00



STATE OF ILLINOIS
 STATE TAX
 SEP. 11.03
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000055942

REAL ESTATE TRANSFER TAX
01000.00
FP 102808

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX
 SEP. 11.03
 REVENUE STAMP

000005073

REAL ESTATE TRANSFER TAX
00500.00
FP 102802

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President this 14th day of August, 2003.

**CENTRAL STATION PROPERTIES, INC.,
an Illinois corporation**

By: Ratnam Chitturi
Ratnam Chitturi, as President

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State of Illinois)
)ss:
County of Cook)

I, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Ratnam Chitturi, president of Central Station Properties, Inc., and personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and signed and delivered the said instrument, pursuant to the authority given by the Board of Directors of said corporation, as its free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 14th day of August, 2003.

Patricia Butler

Notary Public

.....
OFFICIAL SEAL
PATRICIA A. BUTLER
Notary Public, State of Illinois
My Commission Expires 10/26/05
.....

.....
"OFFICIAL SEAL"
PATRICIA A. BUTLER
Notary Public, State of Illinois
My Commission Expires 10/26/05
.....

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Exhibit A

Legal Description

PARCEL 1:

Lot 8 IN ASSESSOR'S DIVISION OF LOTS 2, 3 AND 8.94 FEET NORTH OF AND ADJOINING SAID LOTS IN BLOCK 20 IN ASSESSOR'S DIVISION OF NORTHWEST $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 12 AND NORTH $\frac{1}{2}$ OF LOT 11 IN BLOCK 23 IN ASSESSOR'S DIVISION OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

End of Exhibit A

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EXHIBIT B

1. Encroachments, protrusions, easements, changes in street lines, rights-of-way, and other matters that would be revealed by a current survey and inspection of the Property;
2. Recorded leases, agreements, easements, rights-of way, covenants, conditions and restrictions as the same may be in present force and effect, and the terms and conditions thereof, laws, regulations, ordinances building restrictions (including, without limitation, zoning regulations), and any violations thereof, that do not materially and adversely impact the use and operation of the Property as it is currently used and operated;
3. The lien of real property taxes for the year 2002 and subsequent years, and any special assessments, which as of the Closing Date are not yet due and payable; and
4. The Contract Date Title Exceptions and any title exceptions, liens, objections and other matters set forth on or disclosed in the that certain title commitment issued by Chicago Title Insurance Company as No. 008079328, dated June 19, 2003;
5. Liens, exceptions or restrictions or other matters caused or created by Buyer, its affiliates, employees, agents, contractors, consultants, representatives, successors, permitted assigns or any other parties acting by, through or under Buyer;
6. Agreement Recorded July 25, 1879 as Document 230838 for a party wall between the land and other property and all rights thereunder; and
7. Encroachment of building over and upon the East 0.29 of a foot of public property lying West of and adjoining as disclosed by Zarko Sekerez and Associates dated November 11, 1994 Order No. 98494 and any other encroachments revealed by such survey.

End of Exhibit B