

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS AGREEMENT, made as of the 12<sup>th</sup> day of September, 2003, between Patricia L. Honan and Danny L. Allen each as to an undivided 50% interest as Tenants in Common, whose mailing address is 105 Parfait Lane, Alameda, CA 94502 and 1734 No. Fuller #102, Los Angeles, CA 90046 respectively, Grantor, and Patricia L. Honan and Danny L. Allen, as Joint Tenants, Grantee, whose mailing address is 105 Parfait Lane, Alameda, CA 94502 and 1734 No. Fuller #102, Los Angeles, CA 90046 respectively.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of its duly authorized resolutions, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, FOREVER, the following described real estate, situated in the County of Cook, and State of Illinois known and described as follows, to wit: see Exhibit A attached hereto and made a part hereof.

Together with all and singular the 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, its 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 as herein recited; 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:

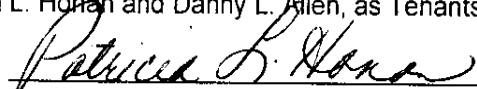
1. Zoning and building regulations, insurance and rating codes and regulations, ordinances and requirements and any other laws, regulations or ordinances affecting the Property or its use adopted by any authority having jurisdiction over the Property and the use thereof;
2. All conditions, easements, agreements and restrictions of record
3. Lease by and between River & Rand Road 7-11 Corp., and 7-Eleven, Inc. dated August 18, 2000. Lease by and between River & Rand Road 7-11 Corp., and Single Site Solutions Corp., dated January 1, 2003. Lease by and between River & Road 7-11 Corp., and Suryakant C. Patel dated October 18, 2002.

Permanent Real Estate Index Numbers: 09-16-300-121-0000

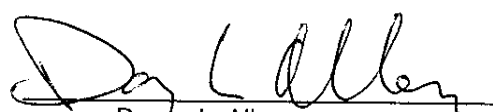
IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its managing member, the day and year first above written.

Patricia L. Honan and Danny L. Allen, as Tenants in Common

By:

  
Patricia L. Honan

By:

  
Danny L. Allen

This instrument was prepared by Jeff Sondgeroth, 7450 Quincy, Willowbrook, IL 60527

**Mail to:**

Send subsequent tax bills to:  
Patricia Honan  
105 Parfait Lane  
Alameda, CA 94502



0328348093

Doc#: 0328348093  
Eugene "Gene" Moore Fee: \$54.00  
Cook County Recorder of Deeds  
Date: 10/10/2003 10:31 AM Pg: 1 of 4

410

STATE OF CALIFORNIA )  
COUNTY OF ALAMEDA )

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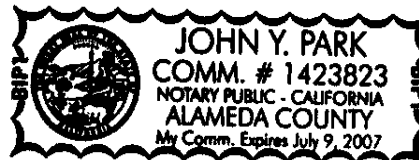
**"JOHN Y. PARK, NOTARY PUBLIC"**

I, \_\_\_\_\_, a Notary Public in and for the State and County aforesaid, DO HEREBY CERTIFY that Patricia L. Honan of Patricia L. Honan and Danny L. Allen as Tenants in Common personally appeared before me and acknowledged that she, being authorized to do so, executed the foregoing instrument as her own free and voluntary act on behalf of Patricia L. Honan and Danny L. Allen.

GIVEN under my hand and Notary Seal, this 8<sup>th</sup> day of September 2003

*John Y. Park*  
Notary Public

My Commission Expires: July 9, 2007



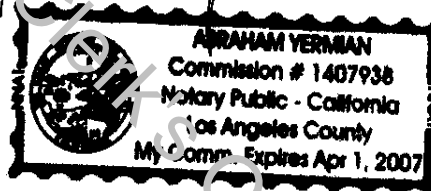
STATE OF CALIFORNIA )  
COUNTY OF Los Angeles )

I, ABRAHAM YERMIAN, a Notary Public in and for the State and County aforesaid, DO HEREBY CERTIFY that Danny L. Allen of Patricia L. Honan and Danny L. Allen as Tenants in Common personally appeared before me and acknowledged that he, being authorized to do so, executed the foregoing instrument as his own free and voluntary act on behalf of Patricia L. Honan and Danny L. Allen.

GIVEN under my hand and Notary Seal, this 12<sup>th</sup> day of September 2003

Notary Public

My Commission Expires: April 1, 2007



Exempt deed or instrument  
eligible for recordation  
without payment of tax.

Gandi Kangas 9-23-03  
City of Des Plaines

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## LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOT 4 (EXCEPT THE NORTHEASTERLY 50 FEET, MEASURED AT RIGHT ANGLES) LYING, EAST OF THE WEST LINE OF SECTION 16 AND NORTH OF THE SOUTH LINE OF LOT 3 EXTENDED EAST, IN KRUSE'S SUBDIVISION OF LOT 14 IN HODGE'S SUBDIVISION OF PART OF SECTIONS 16 AND 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 1 (EXCEPT THE NORTHEASTERLY 50 FEET, MEASURED AT RIGHT ANGLES) IN KRUSE'S SUBDIVISION AFORESAID, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1 (WEST OF PRIVATE ROADWAY) FOR A POINT OF BEGINNING; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 1, 50 FEET; THENCE SOUTHERLY TO THE SOUTHERLY LOT LINE OF LOT 1 TO A POINT 84 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID LOT 1 (WEST OF PRIVATE ROADWAY); THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 1 FOR A DISTANCE OF 84.00 FEET TO THE SOUTHEAST CORNER OF LOT 1; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF LOT 1 (AS SHOWN BY PLAT RECORDED JUNE 22, 1906 IN BOOK 91 OF PLATS, PAGE 38 AS DOCUMENT NO. 3883465) TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE PRIVATE ROADWAY EASTERLY OF LOTS 1, 2 AND 3 IN KRUSE'S SUBDIVISION AFORESAID, AS SHOWN ON PLAT RECORDED JUNE 22, 1906 IN BOOK 91 OF PLATS, PAGE 38 AS DOCUMENT NO. 3883465, ALL IN COOK COUNTY, ILLINOIS.



UNOFFICIAL COPY

EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
COOK COUNTY, ILLINOIS

GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Sept 29, 2003

Signature: [Handwritten Signature]  
Grantor or Agent

OFFICIAL SEAL  
BARBARA LAURIN  
Subscribed and sworn to before me  
By the said  
This 29 day of Sept 2003  
Notary Public Barbara Laurin

The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity, recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated Sept 29, 2003

Signature: [Handwritten Signature]  
Grantee or Agent

OFFICIAL SEAL  
BARBARA LAURIN  
Subscribed and sworn to before me  
By the said  
This 29 day of Sept 2003  
Notary Public Barbara Laurin

NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)