

# UNOFFICIAL COPY



0336320160

This document was prepared  
by and after recording mail to:

Steven D. Friedland, Esq.  
Schiff Hardin & Waite  
6600 Sears Tower  
233 S. Wacker Drive  
Chicago, Illinois 60606

BOX 408

Doc#: 0336320160  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 12/29/2003 10:21 AM Pg: 1 of 4

This Space Reserved for Recorder Only

## WARRANTY DEED

8174967 D2 569 1003

**THIS INDENTURE**, made as of December 15, 2003 between **HOME JUICE CORP.**, a Delaware corporation, of 2000 North 15th Avenue, Melrose Park, Illinois 60160, party of the first part, and **NGFY Properties LLC**, an Illinois limited liability company, of 2200 S. Loomis Street Chicago, Illinois 60608, party of the second part, **WITNESSETH**, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt of which is hereby acknowledged, by these presents does GRANT, BARGAIN AND SELL unto the party of the second part, and to its successors and assigns, **FOREVER**, all of the following described real estate (the "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.**

**Property:** 2065 North 15th Avenue  
Melrose Park, Illinois 60160

**PIN:** 12-34-401-012-0000

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 party of the first part, 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 party of the second part, its successors and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors 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, it **WILL WARRANT FOREVER AND DEFEND**, subject to the following permitted exceptions:

**SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF**

And the undersigned hereby expressly waive and release any and all right and benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

**BOX 333-CT1**

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has hereto affixed name and seal the day and year first above written.

Home Juice Corp.,  
a Delaware corporation

By: [Signature]  
Name: G. Hatcher  
Its: V.P.

### ACKNOWLEDGMENT

STATE OF Florida  
COUNTY OF Broward

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that G. Hatcher, personally known to me to be the V.P. of Home Juice Corp., a Delaware corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such he, he/she signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 12 day of December, 2003.

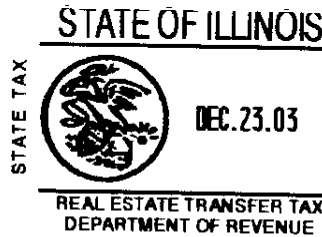
Commission expires:

[Signature]  
Notary Public

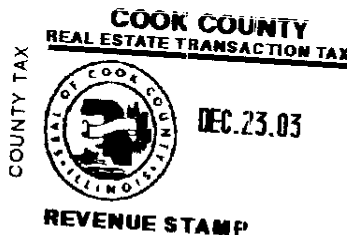


H. Don Hatcher  
MY COMMISSION # CC955770 EXPIRES  
July 19, 2004  
BONDED THRU TROY FAIN INSURANCE, INC.

SEND SUBSEQUENT TAX BILLS TO:  
Melvin J. Bechina  
2200 So. Loomis Street  
Chicago, Illinois 60608



REAL ESTATE TRANSFER TAX
0061250
FP 102808



REAL ESTATE TRANSFER TAX
0030625
FP 102802

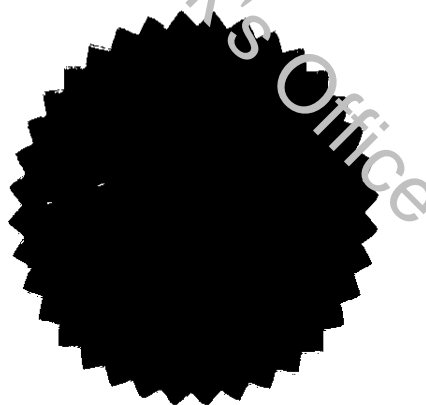
# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

THAT PART OF LOT 2 IN BLOCK 2 IN FRANKLIN FARMS, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, LYING SOUTHERLY OF THE INDIAN BOUNDARY LINE, (EXCEPT THAT PART TAKEN FOR RAILROAD) DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF 15TH AVENUE, BEING A LINE 33 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 2, WHICH IS 250.50 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 34; THENCE SOUTH ALONG THE EAST LINE OF 15TH AVENUE A DISTANCE OF 259.33 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 155.89 FEET OF SAID LOT 2; A DISTANCE OF 287.89 FEET, MORE OR LESS, TO THE WEST LINE OF THE RIGHT OF WAY OF RAILROAD SWITCH TRACK; THENCE NORTH ALONG SAID WEST LINE OF THE RIGHT OF WAY A DISTANCE OF 155.13 FEET TO A POINT OF CURVE; THENCE NORTHERLY AND WESTERLY ALONG A CURVED LINE TANGENT TO THE LAST DESCRIBED LINE CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 290 FEET FOR A DISTANCE OF 106.52 FEET, MORE OR LESS, AS MEASURED ALONG THE ARC OF SAID CURVE TO AN INTERSECTION WITH A LINE 250.50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 34; THENCE WEST ALONG SAID PARALLEL LINE A DISTANCE OF 268.56 FEET TO THE POINT OF BEGINNING (EXCEPT THEREFROM THE WEST 6 FEET OF THE EAST 348.83 FEET OF THE NORTH 40 FEET OF THE SOUTH 195.89 LOT 2) IN COOK COUNTY, ILLINOIS.

Property Address: 2065 North 15th Avenue  
Melrose Park, Illinois 60160

Permanent Index Number: 12-34-401-012-0000



# UNOFFICIAL COPY

## **EXHIBIT B** **PERMITTED EXCEPTIONS**

1. Real estate general property (ad valorem) taxes accrued but not due and payable as of Closing.
2. Acts and deeds done or suffered by Purchaser or any acting by or on behalf of Purchaser affecting the Property.
3. Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (A) is exempt under Chapter 52, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons), relating to use, landscaping, parking areas, loading spaces, spur railroad tracks, site drainage and sanitary sewerage of the Property contained in the deed recorded September 28, 1959 in the Office of the Recorder of Deeds of Cook County as Document No. 17670333.

CHI\4077835.2

Property of Cook County Clerk's Office