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WARRANTY DEED Statutory (Illinois)



Doc#: 0407933075
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 03/19/2004 08:26 AM Pg: 1 of 4

(The Above Space for Recorder's Use Only)

8/51 446 022K 0

THE GRANTOR, ALEXA PARTNERSHIP, L.L.C., a limited liability company created and existing under and by virtue of the Laws of the State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to EXECUTIVE DRIVE LLC, a limited liability company created and existing under and by virtue of the Laws of the State of Illinois, having its principal office at 1500 Executive Drive, Elgin, Illinois 60123, the following described Real Estate in the County of Cook, in the State of Illinois, to wit:

LOTS 2 TO 7 AND THE NORTH 15.00 FEET OF LOT 8 IN GEORGE LILL'S SHERIDAN ROAD ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART TAKEN FOR WIDENING OF SHEFFIELD AVENUE), IN COOK COUNTY ILLINOIS.

Subject to those matters set forth on Exhibit A attached hereto and made part hereof.

Permanent Real Estate Index Numbers:

14-08-416-018-0000
14-08-416-019-0000
14-08-416-020-0000
14-08-416-021-0000
14-08-416-022-0000

Address of Real Estate: 4848 North Sheridan Road, Chicago, IL.

DATED this 11th day of March, 2004.

ALEXA PARTNERSHIP, L.L.C., an Illinois limited liability company

By:

Name: Victor J. Cypher, Jr.

Title: Managing Member

Box 400-CTCC

This instrument prepared by: Jay Levin, J. Levin & Associates, Ltd., 445 E. Illinois Street, #355, Chicago, IL 60611

MAIL TO:
Mr. Peter Bazos, Esq.
1250 Larkin Avenue
Suite 100
Elgin, IL 60123

SEND SUBSEQUENT TAX BILLS TO:
Executive Drive LLC
1500 Executive Drive
Elgin, IL 60123
Attention: Richard P. Turasky, Jr.

State of Illinois

County of Cook

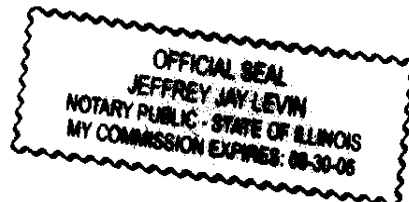
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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Victor J. Cypher, Jr., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument on behalf of Alexa Partnership, L.L.C., as his free and voluntary act, and 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 seal this 11th day of March, 2004.

Jeffrey Jay Levin
NOTARY PUBLIC

Commission expires: _____



City of Chicago

Dept. of Revenue

333233

03/15/2004 15:07 Batch 05020 64



Real Estate

Transfer Stamp

\$23,250.00

STATE OF ILLINOIS

STATE TAX



MAR. 17. 04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000000082

REAL ESTATE
TRANSFER TAX

03100.00

FP 103024

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



MAR. 17. 04

REVENUE STAMP

0000000083

REAL ESTATE
TRANSFER TAX

01550.00

FP 103022

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EXHIBIT A
PERMITTED EXCEPTIONS

1. Parking Lease with Safe Parking Corporation dated February 25, 2004, and Lease with Charter One Bank N.A. dated January 27, 2004.
2. 2nd Installment 2003 Taxes and Taxes for all subsequent years.
3. A 30 foot building line as shown on the Plat of Subdivision.
4. Encroachment of the 3 story brick building located mainly on the property South of and adjoining onto the land by approximately 0.55 of a foot, as shown on Plat of Survey number 1002223 prepared by Gremley and Biedermann, Inc., dated December 1, 2000.
5. Encroachment of the 3 story brick building located mainly on the property North of and adjoining onto the land by approximately 0.07 of a foot, as shown on Plat of Survey number 1002223 prepared by Gremley and Biedermann, Inc., dated December 1, 2000.
6. Encroachment of the fence located mainly on the land onto the property East of and adjoining by approximately 1.93 feet, as shown on Plat of Survey number 1002223 prepared by Gremley and Biedermann, Inc., dated December 1, 2000.

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS
COUNTY OF COOK } SS.

Victor J. Cypher, Jr., as Managing Member of Alexa Partnership, L.L.C., being duly sworn on oath, states that the ~~residence~~ office of Grantor is located at 445 E. Illinois, Chicago, IL. 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, on behalf of the Grantor.

Victor J. Cypher, Jr., Managing Member

SUBSCRIBED and SWORN to before me

this 11th day of March, 2004

Jeffrey Jay Levin

