



Doc#: 0408241012  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 03/22/2004 03:17 PM Pg: 1 of 4

WARRANTY DEED

THIS INDENTURE is made as of March 8, 2004 between **BNB Land Venture, Inc.**, an Illinois corporation, whose principal place of business is 1020 N. Milwaukee, Suite 360, Deerfield, Illinois 60015 ("Grantor") and **CRC Chicago BK II, LLC**, a Michigan limited liability company, whose principal place of business is 24 Frank Lloyd Wright Drive, Lobby L, Fourth Floor, Ann Arbor, Michigan 48106 ("Grantee"). For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor CONVEYS and WARRANTS to Grantee and to its successors and assigns, Grantor's interest in the real estate, situated in Cook County in the State of Illinois, known and described on Exhibit A, subject to the matters set forth in Exhibit B.

THE ABOVE SPACE FOR RECORDER'S USE ONLY

SEE ATTACHED LEGAL DESCRIPTION

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Permanent Real Estate Index Number: 19-21-207-035-0000, 19-21-207-036-0000, 19-21-207-037-0000, & 19-21-207-038-0000  
Street Address: 6350 S. Cicero Avenue, Chicago, Illinois

City of Chicago  
Dept. of Revenue  
333707  
03/19/2004 10:56 Batch 14383 42  
[Signatures on following page.]



Real Estate  
Transfer Stamp  
\$9,528.75

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 000125081	REAL ESTATE TRANSFER TAX
	MAR. 19.04		0063525
	REVENUE STAMP		FP326670

STATE TAX	STATE OF ILLINOIS	# 000002644	REAL ESTATE TRANSFER TAX
	MAR. 19.04		0127050
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP326660

Lawyers Unit #11344 Case# 02-14763

**UNOFFICIAL COPY**

Grantor has caused its name to be signed by its duly authorized officers the day and year first above written.

**GRANTOR:**

**BNB Land Venture, Inc., an Illinois corporation**

By: Sheldon T. Friedman  
Sheldon T. Friedman, President

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sheldon T. Friedman, President of BNB Land Venture, Inc., an Illinois corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their own free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Dated: 3, 2004

Brendy Norman  
Notary Public for COOK County

My Commission Expires: 5/24/06

**This instrument was prepared by:**

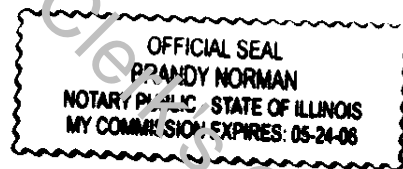
Andrew W. Lapin, Esq.  
Much Shelist  
191 North Wacker Drive, Suite 1800  
Chicago, Illinois 60606-1615

**After recording should be mailed to:**

Jodie Leigh Grabarski, Esq.  
Krass Monroe, P.A.  
8000 Norman Center Drive  
Minneapolis, MN 55437-1178

**Tax Bills should be sent to:**

BNB Land Venture, Inc.  
1020 N. Milwaukee, Suite 360  
Deerfield, Illinois 60015



# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

LOTS 22, 23, 24, 25 (EXCEPT THAT PART LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 21), AND EXCEPT THAT PART TAKEN FOR THE WIDENING OF CICERO AVENUE IN BLOCK 1 IN FREDERICK H. BARTLETT'S MARQUETTE HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as: 6350 S. Cicero Avenue, Chicago, Illinois

P.I.N.: 19-21-207-035-0000, 19-21-207-036-0000, 19-21-207-037-0000, & 19-21-207-038-0000

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT B

1. Real Estate taxes not yet due or payable as of the date of this Deed.
2. Lease by and between BNB Land Ventures, Inc., an Illinois corporation, and CRC Chicago BK II, LLC, a Michigan limited liability company.
3. The following matter as shown on survey prepared by Bledsoe Tapp & Riggert, Inc., for The Matthews Company, Inc., dated January 14, 2004, revised January 27, 2004, Job Number 25239:
  - a. Encroachment of the fences located mainly over and unto the public way west and adjoining by approximately 0.7 feet, and over and unto the property North and adjoining by approximately 2.0 feet
  - b. Encroachment of the brick wall located mainly on the land over and unto the property north and adjoining by approximately 0.05 feet.

Property of Cook County Clerk's Office