

# UNOFFICIAL COPY

**PREPARED BY:**

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Doc#: 0409634106  
Eugene "Gene" Moore Fee: \$32.50  
Cook County Recorder of Deeds  
Date: 04/05/2004 03:11 PM Pg: 1 of 5

**WHEN RECORDED  
RETURN TO:**

Ronald N. Lorenzini, Jr., Esq.  
Lorenzini & Associates  
1900 Spring Road, Suite 501  
Oak Brook, Illinois 60523

**SPECIAL WARRANTY DEED**

04030017/mmw

THE GRANTOR, 9501 Grand, L.L.C., an Illinois limited liability company, whose address is 2000 York Road, Suite 100, Oak Brook, Illinois 60523, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and TRANSFERS to VIP Grand, LLC, an Illinois limited liability company, whose address is 970 N. Oak Lawn Ave., Elmhurst, IL 60126 all interest in the Real Estate legally described on **Exhibit A** attached hereto, 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 thereon, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the Real Estate legally described on **Exhibit A** attached hereto with the hereditaments and appurtenances;

**TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, 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 lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the matters set forth in **Exhibit B** attached hereto and made a part hereof.

Dated: March 25, 2004.



This stamp processed pursuant to Section 7-103-4 A (2) of the Franklin Park Village Code governing review of documents. 3-21-04 BE

**GRANTOR:**

9501 GRAND, L.L.C., an Illinois limited liability company

By: [Signature]  
Name: Ronald J. Shoemaker  
Its: Member

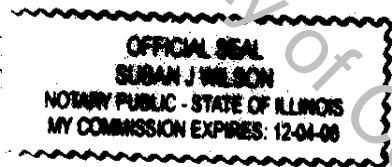
PIN and Common Address: See **Exhibit A**

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COUNTY )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Donald J Shoemaker, the Member of 9501 Grand, L.L.C., an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this \_\_\_ day of March, 2004.





Susan J. Wilson  
NOTARY PUBLIC

Send future real estate tax bills to:

VIP Grand, LLC  
c/o Darwin Realty  
970 N. Oak Lawn Ave., Suite 100  
Elmhurst, IL 60126

REORDER ITEM # : TX-1000 LABEL

STATE TAX	STATE OF ILLINOIS	# 0000062903	REAL ESTATE TRANSFER TAX
	 APR.-5.04		0157500
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 326669

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000126174	REAL ESTATE TRANSFER TAX
	 APR.-5.04		0078750
	REVENUE STAMP		FP 326670

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## EXHIBIT A LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN THE EAST LINE OF THE WEST 414.60 FEET AND THE WEST LINE OF THE EAST 680 FEET OF SAID 1/4 1/4 SECTION; SOUTH OF A LINE 54 FEET SOUTH WESTERLY OF THE CENTER LINE OF GRAND AVENUE AND NORTH OF A LINE DRAWN AT RIGHT ANGLES TO THE WEST LINE THE EAST 680 FEET OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27 WHICH IS 872.43 FEET NORTH OF THE SOUTH LINE OF SAID 1/4 1/4 SECTION, EXCEPTING FROM ABOVE THE DESCRIBED TRACT OF LANDS WEST 18 FEET LYING BETWEEN 2 LINES DRAWN AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACT THROUGH POINTS 283 FEET AND 313 FEET RESPECTIVELY NORTH OF THE SOUTH WEST CORNER THEREOF, IN COOK COUNTY, ILLINOIS.

Commonly known as: 9501 Grand, Franklin Park, Illinois

PIN: 12-27-300-019

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## EXHIBIT B EXCEPTIONS TO TITLE

- (1) general taxes not yet due and payable;
- (2) matters created by, through, or under Purchaser;
- (3) covenants, conditions, easements and Buildings lines of record which do not interfere with the current use or the marketability of the Property; and
- (4) Lease dated September 14, 1995 by and between 9501 Grand, L.L.C. as Landlord and AGI, Incorporated as Tenant.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

FLAT ACT AFFIDAVIT

STATE OF ILLINOIS

} SS

COUNTY OF COOK

Donald J. Shoemaker, being duly sworn on oath, states that \_\_\_\_\_ resides at \_\_\_\_\_ 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 of size which does not involve any new streets or easements of access.
- 3. The division 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 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.

9501 Grand LLC

[Signature]  
Member

SUBSCRIBED AND SWORN to before me

this 23<sup>rd</sup> day of March, 2004 ~~2003~~

[Signature]  
Notary public

