

# UNOFFICIAL COPY



Doc#: 0410042246  
Eugene "Gene" Moore Fee: \$34.00  
Cook County Recorder of Deeds  
Date: 04/09/2004 11:55 AM Pg: 1 of 6

**This instrument was prepared by:**  
Brian C. Shea, Esq.  
Foran, Nasharr & O'Toole LLC  
55 West Wacker Drive, Suite 925  
Chicago, Illinois 60601

**After recording return to:**  
Charles R. Casper  
Attorney at Law  
521 South LaGrange Road  
LaGrange, Illinois 60525

**Send subsequent tax bills to:**

J.L. FABIAN & ASSOCIATES  
552 S. WASHINGTON  
NAPERVILLE, ILL. 60540

(The Above Space For Recorder's Use Only)

8/10/847,609 d2

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and delivered this 1<sup>st</sup> day of April, 2004 between 4413 ROOSEVELT L.P., an Illinois limited partnership, whose address is 7208 Hillside Drive, Spring Grove, Illinois 60081 ("Grantor"), and CHARLES R. CASPER, an individual, whose address 521 South LaGrange Road, LaGrange, Illinois 60525 ("Grantee").

### WITNESSETH

The Grantor, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL and CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of its interest in the following described real estate, situated in the County of Cook and State of Illinois:

SEE EXHIBIT A ATTACHED HERETO AND MAKE A PART HEREOF

Permanent Index Number (PIN): See **Exhibit A** hereto

Address of Real Estate: See **Exhibit A** hereto

**TOGETHER WITH** all hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

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

Box 400-CTCC

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And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the premises against all persons lawfully claiming, or to claim the same, through or under it, SUBJECT TO: (a) the exceptions to title contained in Chicago Title Insurance Company Policy No. 8101847; (b) covenants, conditions and restrictions of record; (c) private, public and utility easements and roads and highways, if any; (d) all leases and tenancies described on **Exhibit B** attached hereto and made a part hereof; (e) building and zoning laws and regulations; (f) general taxes for the year 2003 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2003 and subsequent years; and (g) all matters shown on the survey dated August 1, 2003 prepared by Upchurch & Associates PC as Project No. 7203071 and any matters which an inspection of the real estate on the date hereof would show.

**IN WITNESS WHEREOF**, Grantor has executed and delivered these presents as of the date and year first above written.

4413 ROOSEVELT L.P., an Illinois limited partnership

VILLAGE OF HILLSIDE

25,500  
722184 REAL ESTATE TRANSFER TAX  
3/31/04

By: Mark Towne  
Name: Mark Towne  
Title: General Partner

STATE OF ILLINOIS, COUNTY OF COOK ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Mark Towne personally known to me to be a General Partner of 4413 ROOSEVELT L.P., an Illinois limited partnership, 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 acknowledged that he signed and delivered the said instrument as his free and voluntary act, for and on behalf of said partnership, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of April, 2004.



Amanda B. Quas  
NOTARY PUBLIC

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## EXHIBIT A

### Legal Description


THAT PART OF THE NORTH 1/2 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE NORTH WEST 1/4 OF SAID SECTION 20 WITH THE WEST LINE OF THE EAST 1/4 OF SAID NORTH WEST 1/4, SAID POINT BEING 665.66 FEET WEST OF THE NORTH EAST CORNER OF SAID NORTH WEST 1/4: THENCE SOUTH 00 DEGREES 08 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE OF THE EAST 1/4, 365.73 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 40 SECONDS EAST, 86.40 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 20 SECONDS WEST, 66.00 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 40 SECONDS EAST 172.672 FEET; THENCE SOUTH 75 DEGREES 53 MINUTES 12 SECONDS EAST, 22.00 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 40 SECONDS EAST, 61.70 FEET; THENCE SOUTH 75 DEGREES 57 MINUTES 52 SECONDS EAST, 22.00 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 40 SECONDS EAST, 74.875 FEET TO THE POINT OF INTERSECTION WITH A LINE DRAWN PERPENDICULAR TO THE NORTH LINE OF THE NORTH WEST 1/4 OF SAID SECTION 20, THROUGH A POINT ON SAID NORTH LINE 228.23 FEET (AS MEASURED ALONG SAID NORTH LINE) WEST OF THE NORTH EAST CORNER OF SAID NORTH WEST 1/4, THE AFORESAID POINT OF INTERSECTION BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 89 DEGREES 57 MINUTES 40 SECONDS EAST, 105.416 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 20 SECONDS EAST, 19.00 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 40 SECONDS EAST, 11.00 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 20 SECONDS EAST, 22.00 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 40 SECONDS EAST, 11.00 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 20 SECONDS WEST, 9.50 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 40 SECONDS EAST 22.00 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 20 SECONDS WEST, 31.50 FEET; SOUTH 89 DEGREES 57 MINUTES 40 SECONDS EAST, 131.549 FEET; THENCE NORTH 42 DEGREES 47 MINUTES 32 SECONDS EAST, 248.26 FEET; THENCE NORTH 2 DEGREES 33 MINUTES 19 SECONDS EAST, 50.089 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 200.00 FEET OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 20 AFORESAID, SAID POINT OF INTERSECTION BEING ALSO THE EAST LINE OF THE WEST 224.00 FEET OF THE WEST 1/2 OF SAID NORTH EAST 1/4; THENCE NORTH 00 DEGREES 06 MINUTES 30 SECONDS EAST ALONG SAID EAST LINE 200.00 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF SAID NORTH EAST 1/4; THENCE WEST 224.00 FEET TO THE NORTH WEST CORNER OF SAID NORTH EAST 1/4; THENCE WEST 228.23 FEET ALONG THE AFORESAID NORTH LINE OF THE NORTH WEST 1/4; THENCE SOUTH, 432.027 FEET TO THE HEREIN DESIGNATED PLACE OF


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BEGINNING ALL IN COOK COUNTY, ILLINOIS (EXCEPTING THEREFROM THE PROPERTY DESCRIBED AS FOLLOWS): THAT PART OF THE NORTH EAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTH EAST 1/4 OF SECTION 20, SAID POINT BEING 224.00 FEET EAST OF THE NORTH WEST CORNER OF SAID NORTH EAST 1/4 OF SECTION 20; THENCE WEST ALONG THE NORTH LINE OF SAID NORTH EAST 1/4, 170.00 FEET; THENCE SOUTH 0 DEGREES 06 MINUTES 30 SECONDS WEST, 250.03 FEET; THENCE DUE EAST, 167.86 FEET; THENCE NORTH 2 DEGREES 33 MINUTES 19 SECONDS EAST, 50.089 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 200 FEET OF THE WEST 1/2 OF SAID NORTHEAST 1/4 SECTION 20, SAID POINT OF INTERSECTION BEING ALSO THE EAST LINE OF THE WEST 224 FEET OF THE WEST 1/2 OF SAID NORTH EAST 1/4; THENCE NORTH 0 DEGREES 06 MINUTES 30 SECONDS EAST ALONG SAID EAST LINE, 200.00 FEET TO THE POINT OF BEGINNING, (EXCEPT THE NORTH 30.00 FEET TO ABOVE DESCRIBED PROPERTY USED FOR PUBLIC ROADWAY, ALSO THAT PART OF THE LAND TAKEN FOR ROOSEVELT ROAD IN CASE NO. 99L50963) IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 15-20-124-006-0000  
15-20-200-007-0000

Address: 4413 Roosevelt Road, Hillside, IL

STATE OF ILLINOIS		
STATE TAX		APR.-8.04
	REAL ESTATE TRANSFER TAX	# 0000000213
	DEPARTMENT OF REVENUE	REAL ESTATE TRANSFER TAX
		03400.00
		FP 103024

COOK COUNTY		
REAL ESTATE TRANSACTION TAX		
COUNTY TAX		APR.-8.04
	REVENUE STAMP	# 0000000216
		REAL ESTATE TRANSFER TAX
		01700.00
		FP 103022

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## EXHIBIT B

### Rent Roll

1. **Triton College** – Lease dated July 14, 2000
2. **Words to Live By Christian Center** – Lease dated June 6, 1999, as amended December 4, 2003
3. **Monumental Life** – Lease dated December 31, 1998, as amended February 25, 2004
4. **Oak Park Hospital** – Lease dated June 10, 2003
5. **Tremper Chiropractic** – Lease dated November 3, 1998
6. **Sabris Development** – Lease dated September 15, 2000
7. **Upchurch & Associates** – Lease dated August 11, 1989, as amended by Agreements dated August 1, 1991, July 30, 1996, February 24, 1999 and March 3, 2004
8. **Aqua-Tech, Inc.** – Lease dated April 13, 1999, as amended by Amendment dated February 20, 2001
9. **Honesty, Rygiel & D'Amico d/b/a Mary Kay** – Lease dated October \_\_, 1997 as amended August 31, 2003

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK    )

I, Mark Towne, being duly sworn on oath, states that I reside at 7208 Hillside Dr., Spring Grove, IL 60081. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. The division or subdivision of land is into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access.
2. The division of lots or blocks of less than one acre in a recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities which does not involve any new streets or easements of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. 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.
7. Conveyance made to correct a description in a prior conveyance.
8. The sale or exchange of parcels or tracts of land existing on the date of the Amendatory Act of (7/17/59) into no more than two parts and not involving any new streets or easements of access.
9. The sale of single lot of less than 5.0 acres from a larger tract and a survey has been made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, I eff. October 17, 1977.

10. The conveyance is of land described in the same manner as title was taken by grantor(s).

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 Will County, Illinois, to accept the attached deed for recording.

*Mark Towne*

SUBSCRIBED AND SWORN TO BEFORE ME  
this 1<sup>st</sup> day of April, 2004.



*Amanda B. Quas*  
NOTARY PUBLIC