

04-04571
447

WARRANTY DEED
Statutory (Illinois)
(Individual to Corporation).



Doc#: 0410741181
Eugene "Gene" Moore Fee: \$38.50
Cook County Recorder of Deeds
Date: 04/16/2004 03:23 PM Pg: 1 of 8

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR Frank Defino Sr., married to Arlene Defino

of the City of Burr Ridge County of DuPage

State of Illinois for and in consideration of

Ten (\$10.00) DOLLARS,

and other good and valuable considerations

in hand paid CONVEY and WARRANT to
Illinois Limited Liability
Group, LLC and Illinois Company
corporation created and existing under and by virtue of the Laws of the

State of Illinois having its principal office at the

following address 35 Hidden Lake Dr., Burr Ridge, IL

the following described Real Estate situated in the County of Cook

in the State of Illinois to wit:

See Legal Description attached as Exhibit A which is incorporated herein and made a part of this Warranty Deed. The undersigned Grantor swears and affirms that this is not Homestead property and never has been.

Exempt from review under Franklin Park document requirements pursuant to Paragraph A (1) of Section 7-10B-4 of the Franklin Park Village Code.



Exempt under provisions of Paragraph 2, Section 4, BE
Real Estate Transfer Act.

Date: March 31, 2004 by [Signature]

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions, and restrictions of record,

DOCUMENT TAXES; and to General Taxes for 2003 and subsequent years.

Permanent Real Estate Index Number(s): 12-29-202-012-0000; 12-29-203-035 and 12-29-203-049

Address(es) of Real Estate: 2950 Hart Drive, Franklin Park, IL and 10620 West Grand Ave., Franklin Park, IL

Dated this 31st day of March, 2004.

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

[Signature of Frank Defino]

Frank Defino

(SEAL)

(SEAL)

(SEAL)

(SEAL)

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OR

RECORDER'S OFFICE BOX NO. _____

(City, State and Zip)

NAPERVILLE, IL 60563

(Address)

300 E. FIFTH AVE, SUITE 380C

(Name)

WILLIAM DIAMANT

MAIL TO:

(City, State and Zip)

(Address)

35 NELSON LAKE DR

(Name)

FRANK DELFINO, JR.

SEND SUBSEQUENT TAX BILLS TO:

(Name and Address)

This instrument was prepared by William Diamant, Atty., 300 E. Fifth Ave, Naperville, IL 60563

NOTARY PUBLIC

Commission expires November 21, 2004

November 21

2004

day of

December

2004

Given under my hand and official seal, this

purpose therein set forth, including the release and waiver of the right of the interest.

signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and

purpose herein set forth, including the release and waiver of the right of the interest.

subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he

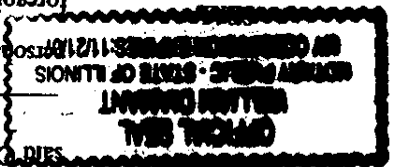
whose name _____ personally known to me to be the same person

married to Arlene Delfino

ss. I, the undersigned, a Notary Public in and for

State of Illinois, County of DuPage

HERE



Franklin Park, Ill. County Clerk's Office
Produced Pursuant to Section 1-108-4 of the
documentary requirements pursuant to
Exhibit from review under Franklin Park

WARRANTY DEED

Individual to Corporation

TO

GEORGE E. COLE®
LEGAL FORMS



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EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

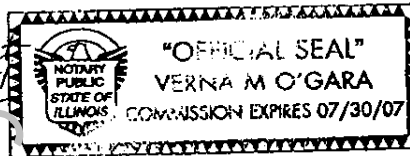
GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated April 1, 2007

Signature: William D. [Signature]
Grantor or Agent

Subscribed and sworn to before me:
By the said William D. [Signature]
This 1st day of April, 2007
Notary Public Verna M. O'Gara



The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated April 1, 2007

Signature: William D. [Signature]
Grantee or Agent

Subscribed and sworn to before me:
By the said William D. [Signature]
This 1st day of April, 2007
Notary Public Verna M. O'Gara



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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EXHIBIT A

LEGAL DESCRIPTION

Common Property Address: 2950 Hart Drive, Franklin Park, IL

Permanent Index Number: 12-29-202-012-0000

PARCEL 1:

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, SAID POINT BEING 251.13 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE CONTINUING SOUTH ON SAID EAST LINE 328.99 FEET TO A POINT 250.12 FEET NORTH OF THE CENTER LINE OF GRAND AVENUE; THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 134.0 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29 TO THE POINT OF INTERSECTION WITH A LINE DRAWN 338.036 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE NORTHEASTERLY TO A POINT 225.0 FEET WEST OF THE POINT OF BEGINNING AS MEASURED ALONG A LINE DRAWN PERPENDICULARLY TO SAID EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 THROUGH SAID POINT OF BEGINNING; THENCE EAST ALONG SAID PERPENDICULAR LINE 125.00 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS;

ALSO

PARCEL 2:

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION AND GRANT OF EASEMENT MADE BY J. EMIL ANDERSON & SON, INC., A CORPORATION OF ILLI-

UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION**

NOIS, DATED JULY 30, 1965 AND RECORDED AUGUST 6, 1965 AS DOCUMENT 19550511 AND AS CREATED BY DEED FROM J. EMIL ANDERSON & SON, INC., A CORPORATION OF ILLINOIS TO PROBRAND BUILDING CORPORATION A CORPORATION OF ILLINOIS DATED JANUARY 1, 1966 AND RECORDED MARCH 1, 1966 AS DOCUMENT 19753702 FOR INGRESS AND EGRESS OVER, AND UNDER AND ACROSS THE PROPERTY DESCRIBED AS TRACTS ONE THROUGH FIVE INCLUSIVE AS SHOWN ON PLAN OF SURVEY PREPARED BY NATIONAL SURVEY SERVICE, INC., DATED JUNE 17, 1965 AND RECORDED AUGUST 6, 1965 AS EXHIBIT "B" OF DOCUMENT 09550511;

ALSO;

PARCEL 3:

A NON EXCLUSIVE PERPETUAL BASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THAT CERTAIN INDENTURE FROM THE COMMONWEALTH EDISON COMPANY A CORPORATION OF ILLINOIS TO PROBRAND BUILDING CORPORATION A CORPORATION OF ILLINOIS DATED FEBRUARY 1, 1966 AND RECORDED MARCH 1, 1966 AS DOCUMENT 19753703 FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY; THE EXISTING PAVED 31 FOOT WIDE ROADWAY, TOGETHER WITH THE EXISTING PAVED PORTIONS OF ROADWAY CONNECTING SAID ROADWAY WITH TRACTS ONE, TWO, THREE AND FOUR IN PARCEL 2 ABOVE, THE CENTER LINE OF SAID ROADWAY BEING LOCATED 33 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHWESTERLY LINE OF THE FOLLOWING PROPERTY, TO WIT:

A STRIP OF LAND 60 FEET IN WIDTH THROUGH THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF CENTER LINE OF GRAND AVENUE DESCRIBED AS FOLLOWS: BEGINNING AT INTERSECTION OF CENTER LINE OF GRAND AVENUE WITH WEST LINE OF SAID NORTHEAST 1/4, SAID POINT BEING THE SOUTHEAST CORNER OF FREDERICK H. BARTLETT'S GRAND FARMS

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EXHIBIT A

LEGAL DESCRIPTION

UNIT "F" AS RECORDED AS DOCUMENT 12319125 AND RUNNING THENCE NORTHEASTERLY ALONG A DIAGONAL LINE A DISTANCE OF 996.58 FEET TO INTERSECTION OF SAID DIAGONAL LINE WITH NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AT A POINT 661.07 FEET EAST OF NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 79.55 FEET; THENCE SOUTHWESTERLY ALONG A LINE 60 FEET SOUTHEASTERLY OF, MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH FIRST MENTIONED DIAGONAL LINE, A DISTANCE OF 1002.59 FEET TO INTERSECTION OF SAID PARALLEL LINE WITH CENTER LINE OF GRANDE AVENUE THENCE NORTHWESTERLY ALONG CENTER LINE OF GRAND AVENUE A DISTANCE OF 75.74 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

ALSO

A STRIP OF LAND 60 FEET IN WIDTH DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, WHICH IS 661.07 FEET EAST OF THE SOUTHWEST CORNER THEREOF, AND RUNNING THENCE NORTHEASTERLY ALONG A DIAGONAL LINE, A DISTANCE OF 995.82 FEET MORE OR LESS TO ITS INTERSECTION WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 AT A POINT WHICH IS 751.10 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH ALONG EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 90.36 FEET TO A POINT WHICH IS 60 FEET SOUTHEASTERLY FROM (MEASURED AT RIGHT ANGLES) THE AFOREMENTIONED DIAGONAL LINE; THENCE SOUTHEASTERLY ALONG A LINE 60 FEET SOUTHEASTERLY FROM (MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE AFORESAID DIAGONAL LINE, A DISTANCE OF 876.02 FEET MORE OR LESS TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 TO A POINT WHICH IS 79.55 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG THE SOUTH LINE

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EXHIBIT A

LEGAL DESCRIPTION

OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 TO POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

ALSO

A STRIP OF LAND 10.0 FEET IN WIDTH LYING SOUTHEASTERLY OF AND ADJOINING THE SOUTHEASTERLY LINE OF THE LAND CONVEYED TO THE COMMONWEALTH EDISON COMPANY PER DEED RECORDED JULY 6, 1954 AS DOCUMENT 15951274 LYING NORTH OF A LINE 50.0 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF GRAND AVENUE AND LYING SOUTH OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO

THAT PART OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING A STRIP OF LAND 10.0 FEET IN WIDTH LYING SOUTHEASTERLY OF AND ADJOINING THE SOUTHEASTERLY LINE OF THE LAND CONVEYED TO THE COMMONWEALTH EDISON COMPANY PER DEED RECORDED APRIL 25, 1955 AS DOCUMENT 16215102 ALL IN COOK COUNTY, ILLINOIS.

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EXHIBIT A LEGAL DESCRIPTION

parcel 4A:

lot 10 in Mike Latoria Sr. Industrial Subdivision, being a subdivision of the west 200 feet of tract number 2 (except that part of the west 38.72 feet, measured at right angles, lying south of the north 204.16 feet thereof) in Owners' Division of that part of the east half of the northeast quarter of section 29, township 40 north, range 12 east of the third principal meridian, lying south of the north 40 acres thereof and north of the center line of Grand Avenue, according to the plat of said Mike Latoria Sr., Industrial Subdivision registered in the Office of the Registrar of Titles of Cook County, Illinois on June 13, 1967 as document number LR2329474.

parcel 4B:

that part of the west 38.72 feet (measured at right angles to the west line) lying south of the north 204.16 feet thereof, of tract number two in Owners' Division of that part of the east half of the northeast quarter of section 29, township 40 north, range 12, east of the third principal meridian, lying south of the north 40 acres thereof and north of the center line of Grand Avenue, beginning at a point of the east line of said west 38.72 feet, said point being the northwest corner of said lot 10; thence west 0.36 feet along the north line of said lot 10 extended west to a point on the east face of the brick wall of a building known as 10628 West Grand; thence southerly along said east face 22.3 feet to a point 0.79 feet west of the west line of said lot 10; thence continuing southerly along said east face, to a point 50.27 feet north of the southwest corner of said lot 10, said point being 1.08 feet west of the west line of said lot 10; thence continuing southerly parallel to the west line of lot 10 to the north line of Grand Avenue; thence easterly 1.08 feet to said southwest corner of lot 10; thence northerly 136.35 feet to the point of beginning, all in Cook County, Illinois