



Doc#: 0414844153
Eugene "Gene" Moore Fee: \$62.00
Cook County Recorder of Deeds
Date: 05/27/2004 03:19 PM Pg: 1 of 6

The Grantors, Benderson Development Company, Inc., a corporation created and existing under and by virtue of the laws of the State of New York and duly authorized to transact business in the State of New York; and Ronald Benderson, Randall Benderson and David H. Baldauf as Trustees under a Trust Agreement dated October 14, 1985 known as the Benderson 85-1 Trust for and in consideration of Ten and more (\$10.00 and more) DOLLARS, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, and the Trustees of said Trust, CONVEYS and WARRANTS to BG Orland Park HD LLC, a limited liability company organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 8441 Cooper Creek Boulevard, University Park, Florida 34201, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

"Exempt under the provisions of paragraph E, Section 4 of the Real Property Transfer Act"

SEE SCHEDULE A ATTACHED

Permanent Real Estate Index Number(s): 27-13-402-018-0000; 27-13-402-022-0000

Address of Real Estate: 7300 159TH Street, Orland Park, Illinois 60462

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Secretary, this 19th day of May 2004.

Benderson Development Company, Inc.

By: David H. Baldauf
David H. Baldauf, Vice President

Attest: Blaine Scheu
Asst. Secretary

~~Impress
Corporate Seal
Here~~

AND in Witness Whereof:

Ronald Benderson, Randall Benderson and
David H. Baldauf as Trustees under a Trust
Agreement dated October 14, 1985 known as the
Benderson 85-1 Trust.

By: David H. Baldauf
David H. Baldauf, Trustee

UNOFFICIAL COPY

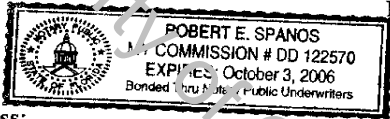
State of Florida)
County of Manatee) ss.

IMPRESS
NOTARIAL SEAL
HERE

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that David H. Baldauf personally known to me to be the Vice President of Benderson Development Company, Inc. and BLAINE S. SCHWARTZ personally known to me to be the ASSISTANT Secretary of said corporation, and 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 severally acknowledged that as such Vice President and ASST. Secretary, they signed and delivered the said instrument ~~and caused the corporate seal of said corporation to be affixed thereto~~, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6th day of May 2004

Commission expires _____
Robert E. Spanos
NOTARY PUBLIC

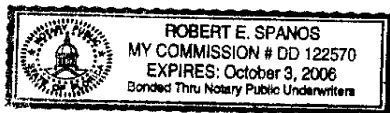


STATE of FLORIDA)
COUNTY of MANATEE)ss:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT David H. Baldauf, individually, and in his capacity as Trustee, 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 instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6th day of May, 2004.

Commission expires:



Robert E. Spanos
Notary Public

This instrument was prepared by and should be returned to: Cheryl Brown, 570 Delaware Ave., Buffalo, New York 14202

SEND SUBSEQUENT TAX BILLS TO:
BG Orland Park HD, LLC
570 Delaware Avenue
Buffalo, New York 14202

UNOFFICIAL COPY

LEGAL DESCRIPTION - EXHIBIT A

Parcel 1

Lot 1 of the Commons, being a subdivision of the South 665.00 feet of the West 882.00 feet of the East 952.00 feet of the South 1/2 of the Southeast 1/4 of Section 13 Township 36 North Range 12 East of the Third Principal Meridian, excepting therefrom the South 150.00 feet of the East 220.0 feet of said South 1/2 of the Southeast 1/4 of said Section 13, except land dedicated for highway or street purposes in Cook County Illinois.

Parcel 2

The North 415 feet of the South 665 feet of the West 160 feet of the East 1112 feet and the South 250 feet of the West 198 feet of the East 1150 feet of the South 1/2 of the Southeast 1/4 of Section 13 Township 36 North Range 12 East of the Third Principal Meridian, excepting therefrom that part taken pursuant to order entered in Case 93L50932 by the State of Illinois for the widening of Street, in Cook County Illinois.

Property of Cook County Clerk's Office

First American Title

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, 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 title to real estate under the laws of the State of Illinois.

Dated MAY 20, 2004 Signature Kevin McKinney, grantor attorney
Grantor or Agent

Subscribed and sworn to before me by the said Kevin McKinney affiant this 20th day of May, 2004.

DONNA WRETSCHKO
NOTARY PUBLIC - STATE OF OHIO
My Commission Expires Nov. 16, 2004

Notary Public Donna Wretschko

The grantee or his agent affirms and verified 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 acquired and hold title 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 May 20, 2004 Signature Kevin McKinney, grantor attorney
Grantee or Agent

Subscribed and sworn to before me by the said Kevin McKinney affiant this 20th day of May, 2004.

DONNA WRETSCHKO
NOTARY PUBLIC - STATE OF OHIO
My Commission Expires Nov. 16, 2004

Notary Public Donna Wretschko

Note: Any person who knowingly submits a false statement concerning the identify 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.)

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, 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 title to real estate under the laws of the State of Illinois.

Dated May 20, 2004 Signature [Handwritten Signature] *grantor attorney*
Grantor or Agent

Subscribed and sworn to before me by the said [Handwritten Name] affiant this 20th day of May, 2004.

DONNA WRETSCHKO
NOTARY PUBLIC - STATE OF OHIO
My Commission Expires Nov. 16, 2004

Notary Public [Handwritten Signature]

The grantee or his agent affirms and verified 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 acquired and hold title 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 _____, 20____ Signature [Handwritten Signature] *grantee attorney*
Grantee or Agent

Subscribed and sworn to before me by the said [Handwritten Name] affiant this 20th day of May, 2004.

DONNA WRETSCHKO
NOTARY PUBLIC - STATE OF OHIO
My Commission Expires Nov. 16, 2004

Notary Public [Handwritten Signature]

Note: Any person who knowingly submits a false statement concerning the identify 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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PLAT ACT AFFIDAVIT

NEW YORK
STATE OF ~~ILLINOIS~~)
ERIE)SS.
COUNTY OF COOK)

DAVID H. BALDAUF being duly sworn on oath, states that he resides at Bell Cooper Creek University, FLA. That the attached deed is not in violation of Section 1 of the Plat Act (765 ILCS 205/1) for one of the following reasons:

*Section A. Said deed is not applicable as the grantors own no adjoining property to the premises described in said deed.

OR

Section B. The conveyance falls within one of the following exemptions set forth in the Act at paragraph (b) of 1:

1. The division or subdivision of land into parcels or tracts of 5 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 1 acre in any 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 and other pipe lines 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. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land 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 configurations 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.

CIRCLE LETTER OR NUMBER 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.

BG Orland Park HD, LLC

[Signature]

BY: DAVID H. BALDAUF, MANAGER

SUBSCRIBED AND SWORN to before me
This 17 day of May, 2004

[Signature]

NOTARY PUBLIC

KEVIN M. KINNEY
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 8/31/2006