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813573901

WARRANTY DEED Statutory (Illinois)



Doc#: 0415433189

Eugene "Gene" Moore Fee: \$30.00 Cook County Recorder of Deeds Date: 06/02/2004 11:32 AM Pg: 1 of 4

This Indenture, made this 14th day of May, 2004, between 3500 Hoyt, L.L.C., an Indiana limited liability company duly authorized to transact business in the State of Illinois, with an address of c/o Allardt Enterprises, 211 South Walnut Street, Muncie, Indiana, GRANTOR, and 7743 S. Cicero, L.L.C., an Illinois limited liability company, with an address of c/o Panagiotis Mercouris, 6512 Greene Road, Woodridge, Illinois, GRANTEE,

WITNESSETH, that Grantor. for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in and paid, by Grantee, the receipt of which is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIENATE, CONVEY and WARRANT unto Grantee, FOREVER, all of the following described real estate situated in the County of Cook, in the State of Illinois, known and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

PIN: 19-27-309-061-0000

Commonly Known As: 7743 South Cicero Avenue, Chicago, Illinois.

Together with all and singular hereditaments and appurtenances oclonging thereto, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Granton either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, unto the party of the second part, forever, subject only to the "Permitted Exceptions" as set for a in Exhibit B attached hereto and made a part hereof and acts done or suffered by or through Grantee.

[Signature Page Follows]

City of Chicago Dept. of Revenue 339529

05/18/2004 12:51 Batch 02201

Réal Estate Trahsfer Stamp 6,202.50

ALLARDT -- CHICAGO -- WARRANTY DEED

Box 400-CTCC

IN WITNESS WHIFING, said Granter has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its duly authorized officers, the day and year first above written.

3500 Hoyt, L.L.C., an Indiana limited liability company By: Name: Brian Allardt Title: Member and Authorized Signatory STATE OF ILLINOIS RE/AL /ESTATE TRANSFER TAX JUN.-1.04 STATE OF **0082700** SS (**COUNTY OF** FP 103024 PARTMENT OF REVENUE , a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Brian Allardt, personally known to me to be a Member and Authorized Signatory of 3500 Hoyt, L.L.C., 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 as such Member and Authorized Signetery, he signed and delivered the said instrument, pursuant to authority given by such company, 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 day of 2004. Notary Public My Commission expires This instrument was prepared by: Matthew C. Alshouse Daspin & Aument, LLP COUNTY TAX 10 South Riverside Plaza, Suite 1220 Chicago, IL 60606 Record and Mail to: Send Subsequent Tax Bills to: Matthew C. Alshouse 7743 S. Cicero, L.L.C. Despin & Aument, LLP c/o Panagiotis Mercouris 10 South Riverside Plaza, Suite 6512 Greene Road Woodridge, Illinois 60517 LOUIS Y. PAVON # 00000000552 LOSS, PANONE & ORE 1920'S. HIGHLAND ANG. REAL EST. LOMBARD, FL. ALLARDT -- CHICAGO -- WARRANTY DEED

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Legal Description

LOTS 22 THROUGH 26, BOTH INCLUSIVE, IN BLOCK 12 IN FRANK A. MULHOLLAND'S 79TH STREET, CICERO AND CRAWFORD AVENUE DEVELOPMENT, A SUBDIVISION IN THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1928 AS DOCUMENT 10079413, IN COOK COUNTY, ILLINOIS.

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Exhibit B

Permitted Exceptions

- 1. General real estate taxes, special assessments and installments not yet due and payable.
- 2. Acts committed, authorized, or permitted by, through or under Purchaser.
- 3. Special exceptions numbered and <u>E</u>, inclusive, contained in Chicago Title Insurance Company's Commitment for Title Insurance Number 008135739.

