

# UNOFFICIAL COPY

This Instrument Prepared By:

John P. Stephens  
Burke, Warren, MacKay  
& Serritella, P. C.  
330 N. Wabash Avenue  
22nd Floor  
Chicago, Illinois 60611

Upon Recordation Mail To:

Thomas P. Russian  
Goldstine, Skrodzki, Russian,  
Nemec and Hoff, Ltd.  
835 McClintock Drive  
Burr Ridge, IL 60527



04194262320

Doc#: 0419426232  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 07/12/2004 12:09 PM Pg: 1 of 4

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4c

## WARRANTY DEED

THIS INDENTURE made this 1st day of July, 2004, between KEEBLER COMPANY, a corporation created and existing under and by virtue of the laws of the State of Delaware corporation, and duly authorized to transact business in the State of Illinois, having its corporate offices located at 677 Larch Avenue, Elmhurst, Illinois 60126 (the "Grantor") for and in consideration of TEN and NO/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to AJC DISTRIBUTION, LLC, an Illinois limited liability company, c/o Chicago Deferred Exchange, 135 S. LaSalle Street, Chicago, Illinois 60603, (the "Grantee"), the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: LOT 1 (EXCEPT THE NORTH 17.00 FEET THEREOF) IN KEEBLER SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 678.33 FEET OF THE WEST 539.97 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SUBDIVISION OF KEEBLER SUBDIVISION RECORDED AUGUST 17, 1977 AS DOCUMENT 24062706 IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EAST 25.00 FEET OF THE SOUTH 628.33 FEET OF THE NORTH 678.33 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to Permitted Exceptions noted on Exhibit A attached hereto and made a part hereof.

Permanent Real Estate Index Number: 24 20 300-<sup>024</sup>~~009~~ 0000  
24 20 301-<sup>024</sup>~~021~~ 0000

Address of Real Estate: 6155 West 115<sup>th</sup> Street, Alsip, Illinois

Box 400-CTCC

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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents by its Vice President this 1st day of July, 2004.

KEEBLER COMPANY  
a Delaware corporation

By: [Signature]  
Name: Walt A. Lentz  
Its: Vice President

STATE OF Michigan  
COUNTY OF Calhoun

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Walt A. Lentz, well known to me to be the Vice President of Keebler Company, a Delaware corporation and that he acknowledged executing the same, freely and voluntarily under authority duly vested in him by the Board of Directors of said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

My commission expires October 1, 2007

**ALAN L. DARNER**  
Notary Public, Kalamazoo County, MI  
Acting in Calhoun County, MI  
My Commission Expires: 10/01/2007

[Signature]  
Notary Public



Send Tax Bills To:

AJC Distribution, LLC  
6155 WEST 115<sup>TH</sup> ST  
ALSIP, IL 60803

VILLAGE TAX	
VILLAGE OF ALSIP	
	JUL.-8.04
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	
# 000002718	REAL ESTATE TRANSFER TAX
	10237.50
	FP326706

STATE TAX	
STATE OF ILLINOIS	
	JUL.-9.04
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 0000000764	REAL ESTATE TRANSFER TAX
	02925.00
	FP 103024

COUNTY TAX	
COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
	JUL.-9.04
REVENUE STAMP	
# 0000000781	REAL ESTATE TRANSFER TAX
	01462.50
	FP 103022

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EXHIBIT "A"

## Permitted Exceptions

1. General Real Estate Taxes – second installment of 2003 taxes and subsequent years.
2. Release for damages which may be caused by or any manner growing out of the separation or change of grades of Indiana Harbor Belt Company's Railroad and/or streets, avenues, roads, lanes, highways or alleys or out of the vacation and closing of any grade crossings as contained in document 22602782 dated December 5, 1973 and recorded January 23, 1974.
3. Public Utilities easements as shown on Plat of Keebler Subdivision recorded as document 24062706.
4. Easement granted to the Village of Alsip recorded as document 24240041.
5. Memorandum of Agreement recorded as document 24081429.
6. Waiver of Right to file objections to assessments for Subdivision improvements recorded as document 24175350.
7. Rights of the quasi public or public utilities as disclosed by survey made by B & G Survey Co, dated January 12, 2004, order number 103-3406.

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## RECORDER OF DEEDS OF COOK COUNTY AFFIDAVIT - PLAT ACT

STATE OF Michigan }  
COUNTY OF Calhoun } SS.

Walt A. Lentz being duly sworn on oath, states that he is an officer of Keebler Company, 677 Larch Avenue, Elmhurst, IL 60126. 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 conveyances falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size, which does not involve any new streets, or easements of access.
3. The division is of lots or blocks of less than 1 acre in a recorded subdivision, which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interest 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.
6. The conveyance is of land owned by a railroad or other public utility, which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is 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 OR LEASE.**

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 for recording.

Keebler Company

By: W. Lentz  
Its: VP, Logistics & R/R

SUBSCRIBED AND SWORN TO BEFORE ME  
this 1st day of July, 2004

Alan L. Darnier

Notary Public

Notary Seal



**ALAN L. DARNIER**  
Notary Public, Kalamazoo County, MI  
Acting in Calhoun County, MI  
My Commission Expires: 10/01/2007