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SPECIAL WARRANTY DEED

MAIL TO:

David H. Cutler, Esq.
5550 W. Touhy Avenue, Suite 400
Skokie, IL 60077



Name & Address of Taxpayer:
Plaza Inn Cicero LLC
3460 W. Devon Avenue
Lincolnwood, IL 60712

Doc#: 0419511120
Eugene "Gene" Moore Fee: \$54.00
Cook County Recorder of Deeds
Date: 07/13/2004 12:35 PM Pg: 1 of 4

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, D.B.J. CORPORATION, an Illinois corporation ("Grantor"), having an address of 60 Revere Drive, Suite 575, Northbrook, IL 60062, and pursuant to the authority of the Board of Directors of said corporation, hereby conveys, remises, releases, aliens, grants and specially warrants to PLAZA INN CICERO LLC, an Illinois limited liability company ("Grantee"), having an address of 3460 West Devon Avenue, Lincolnwood, IL 60712, an estate in fee simple in and to that certain real estate situated in the County of Cook, State of Illinois, legally described as follows and referred to as the "Premises":

LOTS 5 AND 6 IN BLOCK 24 IN HAWTHORNE, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 28 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

together with all buildings and improvements thereon, all of Grantor's right, title and interest, if any, in and to all streets and roads abutting the Land and all easements, rights and interests appurtenant thereto, subject to those matters affecting title set forth on Exhibit A attached hereto and made a part hereof.

Permanent Index Nos. 16-28-434-020 (Lot 5) and 16-28-434-021 (Lot 6)

Street Address: 3030 South Cicero Avenue, Cicero, IL 60804

TO HAVE AND TO HOLD the Premises, with the appurtenances, unto Grantee forever.

Grantor covenants, promises and agrees to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby title to the Premises is or may be, in any manner encumbered or charged, except as herein recited; and that Grantor WILL WARRANT AND FOREVER DEFEND title to the Premises against any and all persons lawfully claiming by, through or under Grantor, subject only to those matters described on Exhibit A attached hereto and made a part hereof by this reference.

Box 400-CTCC

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TOWN OF CICERO Real Estate Transfer Tax
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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS

JUL. 12. 04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000000780

REAL ESTATE TRANSFER TAX
01065.00
FP 103022

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

JUL. 12. 04

REVENUE STAMP

0000000797

REAL ESTATE TRANSFER TAX
00532.50
FP 103022

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IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 2nd day of July, 2004.

D.B.J. CORPORATION,
an Illinois corporation

By: Scott D. Brash
Scott D. Brash
President

ACKNOWLEDGMENT

STATE OF ILLINOIS)

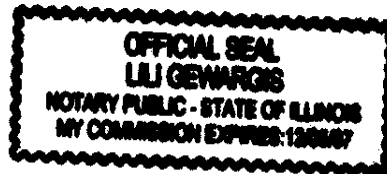
) ss.

COUNTY OF COOK)

I, Lili Gewargis, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Scott D. Brash, personally known to me to be the President of D.B.J. Corporation, an Illinois corporation ("Company"), and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes set forth therein.

GIVEN under my hand and Notarial seal this 1st day of July, 2004.

Lili Gewargis
Notary Public



THIS INSTRUMENT PREPARED BY
Peter B. Loughman, Esq
155 N. Michigan Ave., Suite 600
Chicago, Illinois 60601

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EXHIBIT A **TITLE EXCEPTIONS**

1. Non-delinquent real estate taxes and assessments for the year 2003 and subsequent years.
2. 25 foot building line as shown on the plat of said subdivision.
3. Rights of tenant, as tenant only, under unrecorded Commercial Lease dated June 21, 1999 between D.B.J. Corporation, as landlord, and Nevzat Sen, as tenant by assignment, with respect to a restaurant on the Premises.
4. Rights of the public, Town of Cicero and the State of Illinois in and to the west 8 feet of the Premises which is being used as an alley.
5. 25 foot building line as shown on the plat of said subdivision.
6. Encroachment of building Rights of tenant, as tenant only, under unrecorded Commercial Lease dated June 21, 1999 between D.B.J. Corporation, as landlord, and Nevzat Sen, as tenant by assignment, with respect to a restaurant on the Premises.
7. Acts done or suffered by and judgments, if any, against Plaza Inn Cicero LLC or anyone claiming by, through or under them.

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