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Doc#: 0420234092

Eugene "Gene" Moore Fee: \$30.00 Cook County Recorder of Deeds Date: 07/20/2004 12:02 PM Pg: 1 of 4

THIS INSTRUMENT PREPARED BY:

John A. Graham, Esq. Seyfarth Shaw LLP 55 East Monroe, Suite 4200 Chicago, Illinois 60603

AFTER RECORDING **RETURN TO:**

Abid Sabeen, Esq. 1897 Sunset Drive Hanover Park, I'in bis 60133

MAN AMERICAN TITLE

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY LEED (this "Deed"), dated as of this 97H day of July, 2004, is given by HOME DEPOT U.S.A., INC., a corporation organized and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois and having an office at 2455 Pices Ferry Road NW, Atlanta, Georgia 30339 ("Grantor"), to MMH, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois and having an office at 2223 North Cicero Avenue, Chicago, Illinois 60639 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee the receipt and sufficiency of which are hereby acknowledged, and pursuant to authority of the board of directors of said corporation, by these presents does remise, release, alien and convey unto Grantee and to Grantee's successors and assigns, forever, the real estate situated in the City of Chicago, County of Cook and State of Illinois, legally described on Exhibit "A" attached hereto (re "Property"), subject only to those items, matters and things described on Exhibit "B" attached nere to.

TO HAVE AND TO HOLD THE SAME, together with all rights and appurtenances to the same belonging, unto Grantee and its successors and assigns forever. Grantor hereby covenants that Grantor and its successors and assigns will warrant and defend the title to the Property unto Grantee and to its successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, subject only to those items, matters and things described on Exhibit B attached hereto.

0420234092 Page: 2 of 4

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IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by its duly authorized representative the day and year first above written.

| On this Orbital Seal RRYANNE NARDELLA | numorized representative the day and year mist above written. |
|--|---|
| On this Orloway sknown to me to be the person whose name is subscribed to the foregoing instrument as ar authorized signatory for HOME DEPOT U.S.A., INC., a Delaware corporation, the corporation described in and which executed the foregoing instrument and who acknowledged to me that the instrument was executed for the purposes and consideration therein expressed as the act of the corporation, and the instrument was signed by the authorized signatory, all by authority of the board of directors of said corporation. Present the purpose and consideration therein expressed as the act of the corporation, and the instrument was signed by the authorized signatory, all by authority of the board of directors of said corporation. OFFICIAL SEAL RYVABLE. STATE OF ILLINOIS INC., and COMP. SIGN EXPIRES: 05-09-07 | By: Printed Name: Corporate Counsel |
| | On this Orloway of July, 2004, before me personally can brett D. Soloway known to me to be the person whose name is subscribed the foregoing instrument as an authorized signatory for HOME DEPOT U.S.A., INC., Delaware corporation, the corporation described in and which executed the foregoing instrument and who acknowledged to me that the instrument was executed for the purposes at consideration therein expressed as the act of the corporation, and the instrument was signed the authorized signatory, all by authority of the board of directors of said corporation. OFFICIAL SEAL RYANNE NARDELLA NC ARY VIBLE STATE OF ILLINOIS MY COMPUSSION EXPIRES: 05-09-07 |

Send Subsequent Tax Bills to:

MMH, INC. c/o Mike Bahary 2223 North Cicero Avenue Chicago, Illinois 60639

0420234092 Page: 3 of 4

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EXHIBIT "A"

Legal Description of the Property

LOTS 9, 10, 11 AND 12 IN BLOCK 2 IN LYFORD AND MANN'S ADDITION TO CRAGIN, A SUBDIVISION OF COUNTY CLERK'S DIVISION, IN THE EAST ½ OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHICAGO, COOK COUNTY, ILLINOIS.

PROPERTY PIN: 13-33-402-034-0000

STREET APDRESS: Vacant land located along Armitage Avenue, Chicago, Illinois.

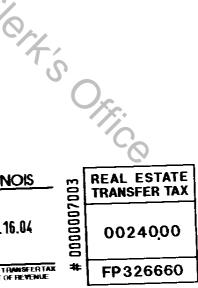
City of Chicago
Dept. of Revenue
345869
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0420234092 Page: 4 of 4

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EXHIBIT "B" Special Warranty Deed Home Depot U.S.A., Inc. to MMH, INC.

Exceptions to Warranty of Title:

- 1. Real estate taxes and special assessments not yet due and payable.
- 2. Declaration of Restrictive Covenants executed by Grantor on July 9th, 2004 and recorded prior to this Deed.
- 3. All casements, matters, covenants, restrictions, conditions and other matters of record.
- 4. All applicable laws, codes, ordinances and regulations governing the Property and the development, construction, use and occupancy thereof.
- 5. All existing utility lines and facilities on, under or above the Property.
- 6. All exceptions arising as a result of any act or omission of, or any other matter or thing done, suffered or permitted by Grantee, its employees, agents, consultants, contractors or any party claiming by, through or under any of them, if any.
- 7. All matters as shown on the Play of Survey of the Property prepared by Gremley & Biedermann as Order Number 2004-0% 12-001 dated April 22, 2004.

