



0420234092

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, Illinois 60133

2d2
FIRST AMERICAN TITLE

ORDER # ^{NCS} 103134

EB DEC

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), dated as of this 9TH 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 Paces 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 (the "Property"), subject only to those items, matters and things described on Exhibit "B" attached hereto.

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.

UNOFFICIAL COPY

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 1/2 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 ADDRESS: Vacant land located along Armitage Avenue, Chicago, Illinois.

City of Chicago
Dept. of Revenue
345869
07/16/2004 15:48 Batch 05398 79



Real Estate
Transfer Stamp
\$1,800.00

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUL. 16. 04
REVENUE STAMP

0000134809
REAL ESTATE
TRANSFER TAX
0012000
FP326670

STATE TAX
STATE OF ILLINOIS
JUL. 16. 04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000007003
REAL ESTATE
TRANSFER TAX
0024000
FP326660

JLR

UNOFFICIAL COPY

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 easements, 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 Plat of Survey of the Property prepared by Gremley & Biedermann as Order Number 2004-06812-001 dated April 22, 2004.

JLW