



Doc#: 0425232093  
Eugene "Gene" Moore Fee: \$32.50  
Cook County Recorder of Deeds  
Date: 09/08/2004 04:12 PM Pg: 1 of 5

This instrument was prepared by,  
and return to:

Curtis L. Clay, Esq.  
Lowe, Fell & Skogg, LLC  
370 17<sup>th</sup> Street, Suite 4900  
Denver, Colorado 80202

ABOVE SPACE FOR RECORDER'S USE ONLY

GENERAL WARRANTY DEED

THIS AGREEMENT, made this 4 day of August, 2004, between 1967 CHESTNUT PARTNERS, LLC, a Delaware limited liability company, and duly authorized to transact business in the State of Illinois, a party of the first part, and LEO STEC SATURN, INC., a corporation created and existing under and by the virtue of the laws of the State of Delaware, having its principal office at the following address: 630 WAUKEGAN ROAD, GLENVIEW, IL. 60025, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten and 00/100 Dollars (\$10.00) in hand paid by the part of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of its Member(s) of said company, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See "Exhibit A" attached hereto and made a part hereof

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above-described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its successors and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, it WILL WARRANT AND DEFEND, subject to only those matters set forth on "Exhibit B" attached hereto and made a part hereof.

Permanent Real Estate Number: 04-26-300-006

Address of real estate: 1967 Chestnut Avenue, Glenview, Illinois

Mail tax bill to:  
Leo Stec Saturn of Glenview  
630 Waukegan Road  
Glenview, IL. 60025

Case# 04-01351

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its \_\_\_\_\_, the day and year first above written.

1967 CHESTNUT PARTNERS, LLC, a Delaware limited liability company

By: *Jeffrey M Wolfe*  
Name: *Jeffrey M Wolfe*  
Title: *Member/manager*

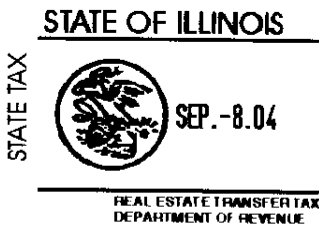
STATE OF ILLINOIS )  
COUNTY OF *COOK* ) ss.

I, *MARY BETH EVANS*, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that *JEFFREY M. WOLFE*, personally known to me to be the *Member/manager* of 1967 CHESTNUT PARTNERS, LLC, a Delaware limited liability company, personally known to me to be the \_\_\_\_\_ of said company, 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 severally acknowledged that, as such \_\_\_\_\_, he/she signed and delivered the said instrument, pursuant to authority, given by its Member(s) of said company, as his/her free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

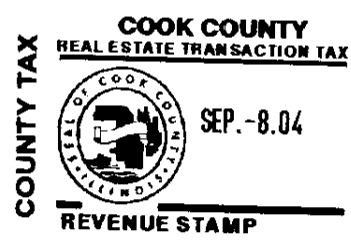
Given under my hand and official seal, this *4* day of August, 2004.

*Mary Beth Evans*  
Notary Public

Commission expires: \_\_\_\_\_



STATE TAX	# 0000009676	REAL ESTATE TRANSFER TAX
		0045000
		FP326660



COUNTY TAX	# 0000139503	REAL ESTATE TRANSFER TAX
		0022500
		FP326670

# UNOFFICIAL COPY

## Exhibit A Legal Description of Property

**LEGAL DESCRIPTION:**

the north 330 feet of lot 6 in the partition hereinafter described except from said part of lot 6 the west 100 feet thereof and excepting from said part of lot 6 that part thereof falling within the north 50 feet of the southwest 1/4 of section 26, township 42 north, range 12, east of the third principal meridian, said partition being according to the Will of Judith Reed of lot 3 in William Reed's Subdivision of part of sections 26 and 27, township 42 north, range 12, east of the third principal meridian, according to the plat thereof recorded June 13, 1898 in book 75 of plats, page 37, as document 2698091, in Cook County, Illinois

Property address: 1967 Chestnut Avenue, Glenview, IL

Permanent Tax/Assessor Parcel Number: 04-26-300-006

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT B

### (Permitted Exceptions)

1. Final installment of ad valorem taxes for the year 2003 and subsequent years, not yet due and payable.

Permanent Tax/Assessor Parcel Number

04-26-300-006

2. Encroachments as disclosed by plat of survey dated February 18, 2004, by United Survey Service, LLC, file No. 2004-10846-1:
  - A. Cyclone fence at the Northeast corner of the land, is .07 foot East of the East lot line.
  - B. Cyclone fence at the Southwest corner of the land, is .23 of a foot South of the South line of the land.
  - C. Cyclone fence near the Southeast corner of land, is .83 of a foot East of the East lot line of the land.

# UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS )  
COUNTY OF COOK ) ss.

JEFFREY M. WOLFE being duly sworn on oath, states that he resides at \_\_\_\_\_ . That the attached deed is not in violation of Paragraph 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

A. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed.

-OR

B. The conveyance falls in one of the following exemptions enumerated in said Paragraph 1:

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interest therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyances of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973.

CIRCLE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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 deed for recording.

630 WAUKEGAN COMPANY, LLC  
By Jeffrey M Wolfe

SUBSCRIBED and SWORN to before me this 04 day of August, 2004.

Mary Ben Evans  
Notary Public

