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Doc#: 04350451000
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 12/15/2004 12:39 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 9th day of December, 2004, between State Farm Mutual Automobile Insurance Company, a corporation created 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, Grantor, and GRP Garfield, LLC, an Illinois limited liability company, Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of Grantor, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows (the "Property"), to wit:

See attached legal description

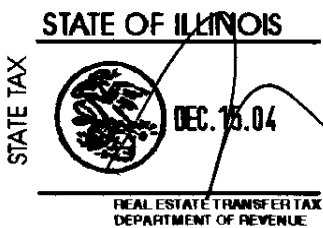
Commonly known as: 1045 Des Plaines Avenue, Forest Park, Illinois 60130-2102
PIN: 15-13-300-028

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor either in law or equity, in and to the above described premises, with the hereditaments and appurtenances:

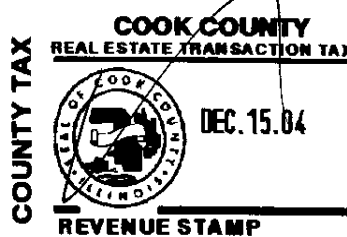
TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, and its successors, 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 it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

See attached Permitted Exceptions



REAL ESTATE TRANSFER TAX
02900.00
FP326660



REAL ESTATE TRANSFER TAX
01450.00
FP326670

1 of 3

CAI-34176 / 04-10365 TEL

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IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Assistant Secretary, the day and year first above written.

State Farm Mutual Automobile Insurance Company

Attest: Sherry McGuire

By: Doug Smith

Name: Sherry McGuire

Name: Doug Smith

Title: Assistant Secretary

Title: Vice President



IMPRESS
NOTARIAL SEAL
HERE

State of Illinois, County of McLean ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Doug Smith personally known to me to be Vice President of State Farm Mutual Automobile Insurance Company, and Sherry McGuire personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Assistant Secretary, they signed and delivered the said instrument and caused the corporate seal of the said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of December, 2004.

Commission expires 1/10/07

Lori Baer
NOTARY PUBLIC

This instrument prepared by: Thomas C. Kaufmann
175 West Jackson Blvd., Suite 1600
Chicago, IL. 60604-2827

Mail to: Andrew M. Sachs
25 E. Washington St, Suite 1000
Chicago, Illinois 60602

Send Subsequent Tax Bills to: GRP Garfield, LLC
1146 Westgate Street, Suite 200
Oak Park, Illinois 60301

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Legal Description

THE NORTH 230.00 FEET OF THE SOUTH 756.20 FEET (MEASURED ON THE EAST LINE OF LOT A) OF LOTS A AND B (TAKEN AS A TRACT OF THE SUBDIVISION ON THE LOT 1 IN HAASE'S ADDITION TO HARLEM IN THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 25, 1920 AS DOCUMENT 6979635, IN COOK COUNTY, ILLINOIS.

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Permitted Exceptions

1. General taxes for the year 2004 and subsequent years.
2. Covenants and Restrictions contained in the Deed from Forest Home Cemetery Company of Chicago to Joseph L. Cortino and Marjorie An L. Cortino his wife dated December 12, 1962 and recorded April 3, 1963 as Document 18759165 relating to the use of the land, location of buildings to be erected on the land, the erection of a fence on the west boundary of said land and the right to connect to water systems.

Note: Said instrument contains no provision for a forfeiture or for reversion of title in case of breach of condition.

3. Rights of way for drainage ditches, tiles, feeders and laterals, if any.
4. Encroachment onto the property adjoining to the west of a link fence as disclosed by survey made by Peter F. Oleson & associates, Inc., dated October 29, 1987.

Document #: 980608

Property of Cook County Clerk's Office