

UNOFFICIAL COPY

WARRANTY DEED Statutory (IL) (LLC to LLC)

THE GRANTOR,
PULASKI PROPERTIES, LLC, a
limited liability company created and
existing under and by virtue of the
laws of the State of Illinois for and in
consideration of the sum of TEN &
00/100 (\$10.00) DOLLARS and other
good and valuable considerations in
hand paid, and pursuant to the
authority given by the Manager of said
limited liability company, CONVEYS
and WARRANTS to



Doc#: 0502104321
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 01/21/2005 12:25 PM Pg: 1 of 4

(The Above Space For Recorder's Use Only)

5050 SOUTH PULASKI LLC, an Illinois limited liability company, 9999 West 143rd Street, Orland Park, IL 60462, **GRANTEE**, the following described Real Estate situated in the County of Cook, in the State of Illinois, as described on Exhibit "A" attached hereto and made a part hereof.

Permanent Real Estate Index Number(s): 19-10-236-024, -025, -026, -027, -028 and -030

Address(es) of Real Estate: 5050 South Pulaski, Chicago, IL 60632

In Witness Whereof, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager, this 5th of January, 2005.

**PULASKI PROPERTIES, LLC, an Illinois
limited liability company**

City of Chicago

Dept. of Revenue

365361

01/13/2005 11:25 Batch 11839 65



Real Estate

Transfer Stamp

\$7,500.00

BY:

JON WEGLARZ, Manager

MAIL TO:

Laura L. Carroll
One North Franklin Street
Suite 1200
Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO:

JD Realty, Inc.
4343 South Pulaski
Chicago, IL 60632

Box 400-CTCC

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SUBJECT TO: General taxes for the year 2004 and subsequent years; public and utility easements; building lines; zoning and building laws and ordinances; Lease dated May 15, 2002 and recorded June 6, 2002 as Document No. 0020635610; terms and provisions contained in an Illinois Environmental Protection Agency No Further Remediation Letter recorded May 18, 2001 as Document 0010419824; covenants and restrictions contained in the Deeds recorded as Document No. S 928868 as to Lot 19, 634588 as to Lot 21, 493373 as to Lot 20, and 493372 as to Lots 17 and 18.

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

STATE TAX

STATE OF ILLINOIS
JAN. 20.05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000002066

REAL ESTATE TRANSFER TAX
01000.00
FP 103024

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **JON WEGLARZ**, personally known to me to be the Member of PULASKI PROPERTIES, LLC, an Illinois limited liability 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 acknowledged that as Manager, he signed and delivered the said instrument as his free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 5th day of January, 2005.

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

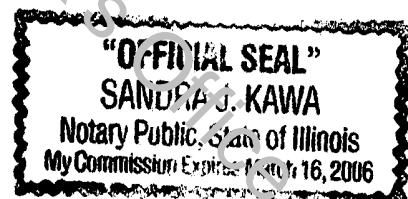
REVENUE STAMP

JAN. 20.05

0000000023

REAL ESTATE TRANSFER TAX
00500.00
FP 103022

Sandra J. Kawa
Notary Public



THIS INSTRUMENT WAS PREPARED BY:
THOMAS P. RUSSIAN
GOLDSTINE, SKRODZKI, RUSSIAN, NEMEC AND HOFF, LTD.
835 McClintock Drive
Second Floor
Burr Ridge, IL 60527

(630) 655-6000

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EXHIBIT "A"

PARCEL 1: ALL OF LOT 17 AND THOSE PARTS OF LOTS 18, 19, 20 AND 21 LYING WEST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 10, ALL IN BLOCK 1 IN HINKAMP AND CO.'S ARCHER AND CRAWFORD AVENUES SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: A TRIANGULAR SHAPED PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, TO WIT: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WEST 51ST STREET AND A LINE 50 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION 10; THENCE WEST ALONG THE NORTH LINE OF WEST 51ST STREET A DISTANCE OF 108.64 FEET MORE OR LESS TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 150 FEET NORTHWESTERLY BY RECTANGULAR MEASUREMENT FROM THE NORTHWESTERLY LINE OF 100 FOOT STRIP OF LAND ACROSS THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10, DEEDED BY THE CHICAGO UNION TRANSFER RY. COMPANY TO THE CHICAGO AND WESTERN INDIANA RAILROAD COMPANY BY WARRANTY DEED DATED SEPTEMBER 30, 1912 AND RECORDED OCTOBER 1, 1912 AS DOCUMENT NO. 5054474, IN BOOK 12100, AT PAGE 15, IN COOK COUNTY RECORDS; THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE TO ITS INTERSECTION WITH A LINE 50 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION 10; THENCE SOUTH ALONG LAST DESCRIBED LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PINS: 19-10-236-024, -025, -026, -027, -028 and -030

Commonly known as 5050 South Pulaski, Chicago, IL 60632

UNOFFICIAL COPY**PLAT ACT AFFIDAVIT**

STATE OF ILLINOIS

COUNTY OF COOK

} SS.

THOMAS P. RUSSIAN, ATTORNEY, being duly sworn on oath, states thatHE resides at 835 MCCLINTOCK DRIVE, BURR RIDGE, IL. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons: 60527

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

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. 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.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Thomas P. Russian

SUBSCRIBED and SWORN to before me

this 5TH day of Jan, 2005_____
Notary Public