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Donald F. Hemmesch, Jr., Esq.  
Smith, Hemmesch, Burke  
& Brannigan  
11 East Adams Street  
Suite 1400  
Chicago, Illinois 60603

Doc#: 0509602404  
Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 04/08/2005 01:49 PM Pg: 1 of 5

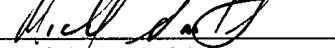
## LIMITED WARRANTY DEED

8264791 D2 1 of 5

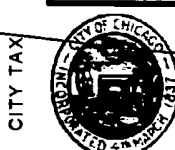
This Limited Warranty Deed ("Deed") is made as of this 30th day of March, 2005, by and between COBRA ELECTRONICS CORPORATION, INC., an Illinois corporation, having an address at 6500 West Cordard, Chicago, Illinois 60639, as grantor ("Grantor") and MIDWEST BANK AND TRUST COMPANY, not individually but solely as Trustee under Trust Agreement Number 94-6622, dated February 24, 1994, having an address at 1950 North Narragansett Avenue, Chicago, Illinois 60639, as grantee ("Grantee").

WITNESSETH, that said Grantor, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the adequacy and sufficiency of which are hereby acknowledged, hereby conveys to Grantee, that certain real property, located in Cook County, Illinois constituting a part of the real property commonly known as, which property is legally described on Exhibit A attached hereto and hereby made a part hereof ("Property"), together with all and singular the hereditaments and appurtenances thereunto belonging, and subject to the matters set forth on Exhibit A. Grantor hereby warrants title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor and none other.

COBRA ELECTRONICS CORPORATION, INC.,  
an Illinois corporation

By:   
Name: Michael Smith  
Its: Senior Vice President and CFO

CITY OF CHICAGO



APR.-5.05

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000001582

REAL ESTATE TRANSFER TAX
15000.00
FP 103023


Box 400-CTCC

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## ACKNOWLEDGEMENT

STATE OF ILLINOIS

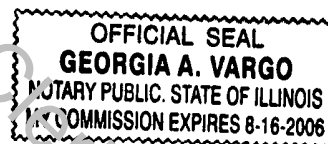
COUNTY OF COOK

SS.	COUNTY TAX	 <b>COOK COUNTY</b> <b>REAL ESTATE TRANSACTION TAX</b> APR -5.05 <b>REVENUE STAMP</b>	# 0000000000	<b>REAL ESTATE TRANSFER TAX</b>
				01000000
				FP 103022

Before me, a Notary Public in and for the state aforesaid, personally came this 30<sup>th</sup> day of March, 2006, the above named Michael Smith, the Senior Vice President and CFO of Cobra Electronics Corporation, Inc., an Illinois corporation, to me known to be the person who executed and delivered the foregoing instrument and acknowledged the same in such capacity.


  
 Notary Public

My commission expires on \_\_\_\_\_



### Document Prepared By:

Stanley B. Stallworth, Esq.  
 Sidley Austin Brown & Wood  
 10 South Dearborn Street  
 Chicago, Illinois 60603

STATE TAX	 <b>STATE OF ILLINOIS</b> APR. -5.05 <b>REAL ESTATE TRANSFER TAX</b> DEPARTMENT OF REVENUE	# 0000002526	<b>REAL ESTATE TRANSFER TAX</b>
			02000000
			FP 103024

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## EXHIBIT A TO LIMITED WARRANTY DEED

### LEGAL DESCRIPTION OF REAL PROPERTY

Common Address: Part of 6500 Cortland, Chicago, Illinois 60607-4093  
Permanent Index Number(s): Part of 13-31-205-041-0000; 13-31-425-003-0000

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER WHICH IS 800.10 FEET NORTH OF THE POINT OF INTERSECTION OF THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER WITH THE SOUTH LINE EXTENDED WEST OF BLOCK 10 OF A. GALES SUBDIVISION IN THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTHEASTERLY ON AN ARC CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 769.02 FEET, A DISTANCE OF 190.48 FEET TO A POINT, THE TANGENT OF SAID ARC AT ITS POINT OF BEGINNING MAKES AN ANGLE WITH THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF 86 DEGREES 13 MINUTES IN THE SOUTHEAST QUADRANT, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT TO WIT: THENCE CONTINUING EASTERLY ON SAID DESCRIBED CURVE, HAVING A RADIUS OF 769.02 FEET, AN ARC LENGTH OF 182.02 FEET TO A POINT OF REVERSE CURVE; THENCE EASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1332.57 FEET, AN ARC LENGTH OF 88.06 FEET; THENCE SOUTH ALONG A LINE THAT FORMS AN ANGLE OF 119 DEGREES 35 MINUTES 49 SECONDS TO THE LEFT OF THE CHORD LINE OF THE LAST DESCRIBED CURVE AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, 246.62 FEET TO A POINT THAT IS 401.77 FEET (DEED = 401.50') NORTH OF THE SOUTH LINE OF SAID BLOCK 10; THENCE WEST ALONG A LINE THAT FORMS AN ANGLE OF 89 DEGREES 33 MINUTES 18 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE, BEING ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 10, 220.0 FEET TO A POINT THAT IS 208.0 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTHERLY ALONG A LINE THAT FORMS AN ANGLE OF 90 DEGREES 26 MINUTES 42 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE, BEING ALONG A LINE THAT IS PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST

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QUARTER, 236.20 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 348.55 FEET AND AN ARC LENGTH OF 85.78 FEET TO A POINT OF TANGENCY; THENCE NORTHERLY, TANGENT TO THE LAST DESCRIBED POINT OF CURVE, 44.74 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Subject to:

A. Encroachments, protrusions, easements, changes in street lines, rights-of-way, and other matters that would be revealed by a current survey and inspection of the Property;

B. Recorded leases, agreements, easements, rights-of-way, covenants, conditions and restrictions as the same may be in present force and effect, and the terms and conditions thereof, laws, regulations, ordinances, building restrictions (including, without limitation, zoning regulations), and any violations thereof, that do not materially and adversely impact the use and operation of the Property as it is currently used and operated;

C. The lien for real property taxes and any special assessments which as of the date of the Deed are not yet due and payable;

D. Any title exceptions, liens, objections and other matters set forth on or disclosed in that certain Commitment of Title Insurance issued by Chicago Title Insurance Company numbered 008264791, dated February 16, 2005, and that certain Survey, prepared by Glen D. Krisch Land Surveyor, Inc., dated March 2, 2005 as amended March 11, 2005, as Survey Number 92123-1-N, that do not materially and adversely impact the use and operation of the Property as it is currently used and operated; and

E. Liens, exceptions or restrictions or other matters caused or created by Grantee, its affiliates, agents, employees or contractors.

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS  
 } SS.  
 COUNTY OF COOK

**MICHAEL SMITH**, Sr. Vice President and CFO of **COBRA ELECTRONICS CORPORATION, INC.**, an Illinois corporation, being duly sworn on oath, states that: said corporation owns the property commonly known as 6500 West Cortland, Chicago, Illinois; and that the attached Special Warranty Deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

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.

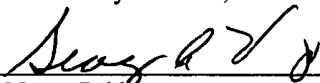
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
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 he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me

this 30<sup>th</sup> day of March, 2005.

  
 Notary Public

**COBRA ELECTRONICS CORPORATION, INC.**, an Illinois corporation

By: 

Name: Michael Smith

Its: Sr. Vice President & CFO

