

# UNOFFICIAL COPY

STCIL 423775  
1083



Doc#: 0513805319  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 05/18/2005 02:37 PM Pg: 1 of 4

STEWART TITLE OF ILLINOIS  
2 N. LaSALLE STREET  
SUITE 1020  
CHICAGO, IL 60602

## WARRANTY DEED

THIS INDENTURE WITNESSETH, that SLIDEMATIC PRODUCTS CO., an Illinois corporation ("Grantor"), for consideration paid and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby GRANTS, BARGAINS AND SELLS to FRANKLIN PARK LLC, an Illinois limited liability company ("Grantee") of 3636 S. Kedzie Avenue, Chicago, IL 60632 in fee simple, that certain real property located in the County of Cook, State of Illinois and more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Property"), together with (i) all improvements owned by Grantor and located thereon, (ii) all rights, privileges, easements and appurtenances owned by Grantor appertaining to the Property, and (iii) all right, title and interest of Grantor (if any) in, to and under adjoining streets, rights of way and easements, SUBJECT TO (a) all building codes and other applicable laws, ordinances and governmental regulations affecting the Property, (b) all matters that a current and accurate ALTA survey of the Property would disclose, and (c) the matters identified on Exhibit B attached hereto and incorporated herein by this reference (collectively, the "Permitted Exceptions").

Grantor warrants title to the Property free and clear of all monetary encumbrances other than current taxes and assessments not yet due and payable, subject to the specific matters set forth above and the Permitted Exceptions, only against its own acts, but not the acts of any others.

IN WITNESS WHEREOF, Grantor has caused its duly authorized representative to execute this instrument as of the date hereinafter written.

DATED: May 9, 2005



This stamp process pursuant to  
Section 7-103-4 A (2) of the  
Franklin Park Village Code  
governing review of documents.

5-4-05 JS

**GRANTOR:**

SLIDEMATIC PRODUCTS CO.,  
an Illinois corporation

By: D. Z. Playman  
President

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## EXHIBIT A

### LEGAL DESCRIPTION

Parcel 1: That part of the South 405.0 feet of the West 660.40 feet of the Southwest  $\frac{1}{4}$  of Section 27, Township 40 North, Range 12 East of the Third Principal Meridian, described as follows: Commencing at a point on the South Line of the Southwest corner of Section 27, aforesaid, 660.40 feet East of the Southwest corner thereof; Thence North 00 Degrees 27 Minutes 30 Seconds West along the East line of the West 660.40 feet of Section 27 aforesaid, 50.00 feet to the North line of Fullerton Avenue and the point of beginning of land to be described; thence continue North 00 degrees 27 minutes 30 seconds West along said East line 355.0 feet to a point; thence North 90 degrees 00 minutes 00 seconds West parallel with the South line of said Southwest  $\frac{1}{4}$  188.16 feet; thence South 00 degrees 00 minutes 00 seconds East 354.99 feet to a point in the North line of Fullerton Avenue, aforesaid; thence South 90 degrees 00 minutes 00 seconds East along said North line 191.0 feet to the point of beginning, in Cook County, Illinois

Also

Parcel 2: That part of the South 422.0 feet of the West 660.40 feet of the Southwest  $\frac{1}{4}$  of Section 27, Township 40 North, Range 12 East of the Third Principal Meridian, described as follows: Commencing at a point on the South line of the Southwest  $\frac{1}{4}$  of Section 27, aforesaid, 660.40 feet East of the Southwest corner thereof; thence North 00 degrees 27 minutes 30 seconds West along the East line of the West 660.40 feet of Section 27, aforesaid, 405 feet to the point of beginning of land to be described; thence continue North 00 degrees 27 minutes 30 seconds West along said East line 17.0 feet to a point; thence North 90 degrees 00 minutes 00 seconds West parallel with the South line of said Southwest  $\frac{1}{4}$ , 153.0 feet to a point; thence in a Southwesterly direction 38.99 feet to a point in the North line of the South 405.0 feet of the Southwest  $\frac{1}{4}$  of Section 27, aforesaid, 188.16 feet West of the point of beginning; thence South 90 degrees 00 minutes 00 seconds East along said North line 188.16 feet to the point of beginning in Cook County, Illinois

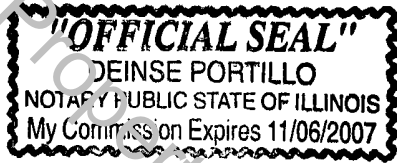
Common address: 9510 W. Fullerton Ave., Franklin Park, IL  
PIN 12-27-300-041

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STATE OF ILLINOIS }  
COUNTY OF COOK }

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT David Magnuson, personally known to me to be the President of the Grantor, appeared before me on this date, and that said instrument was signed on behalf of the Grantor in his capacity as aforesaid.

Given under my hand and Notarial Seal this 9<sup>th</sup> day of May, 2005.



Denise Portillo  
Notary Public



Send Future Tax Bills to Grantee's Address:

Franklin Park LLC  
3636 S. Kedzie  
Chicago IL 60632  
Attn: Ari Cohen

Return this document to:

Catherine McGivney, Esq.  
Connelly Roberts & McGivney LLC  
One North Franklin Street - Suite 1200  
Chicago, Illinois 60606

This instrument was prepared by:

Murray J. Lewison  
Johnson and Colmar  
300 S. Wacker Drive - Suite 1000  
Chicago, IL 60606

STATE OF ILLINOIS

STATE TAX

MAY 13 05

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0132500
FP 102804

# 0000025905

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

COUNTY TAX

SEAL OF COOK COUNTY  
ILLINOIS

MAY 13 05

REVENUE STAMP

REAL ESTATE TRANSFER TAX
0066250
FP 102810

# 0000025889

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## PLAT ACT AFFIDAVIT

Affidavit of compliance with provisions of "An Act to revise the law in relation to plats as amended effective on October 1, 1973". The following statement of exemption under the Plat Act is required by the RECORDER OF DEEDS OF COOK COUNTY according to paragraph 5a of said act as follows: "Recorder of Deeds or Register of Title of any County shall not record deeds or leases which attempt to convey property contrary to the provisions of this act. In case of doubt, the Recorder of Deeds or the Registrar of Title of any County may require the person presenting such deed or lease to give evidence of the legality of a conveyance by an affidavit as to the facts which exempt such conveyance from the provisions of this Act."

STATE OF ILLINOIS    )  
                                  )        SS  
COUNTY OF COOK    )

Murray J. Lewison, being duly sworn on oath, states that        he        reside(s) at Arlington Heights, Illinois. That the attached deed is not in violation of Paragraph 1, Chapter 109 of the Illinois Revised Statutes for one of the following indicated reasons:

Said Act is not applicable as the grantors own no adjoining property to that described in this conveyance

- 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 interests therein for use as a right of way for railroads or other public utility facilities or pipe lines which does not involve any new street or easements of access.
- 5. The conveyance 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 or 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 the effective date of this amendatory Act of 1973.
- 10. This conveyance does not subdivide any land.

AFFIANT further states that        he        make(s) this affidavit for the purpose of indicating to THE RECORDER OF DEEDS OF COOK COUNTY that the conveyance by the attached instrument is within and in compliance with the provisions of the Illinois Plat Act.

Murray J. Lewison  
Signature

Subscribed and sworn to before me this 05 day of May, 2005.

[Signature]  
Notary Public

