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LIMITED WARRANTY DEED

(ILLINOIS)



Doc#: 0514511374
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 05/25/2005 01:26 PM Pg: 1 of 4

THIS LIMITED WARRANTY DEED made this 3rd day of April, 2005 between Franklin Park LLC, 3636 S. Kedzie, Chicago, Illinois, as Grantor, and Bartmanns, Perales & Dolter, LLC as Grantee


PROPERTY OF COOK COUNTY RECORDER'S OFFICE

WITNESSETH, the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY unto the Grantee, that certain tract of land (the "Land") described on Exhibit "A" hereto, together with all improvements thereon and all rights and appurtenances appertaining thereto, and all of Seller's rights and interest, if any, in and to all easements and alleys, highways, or streets in, on, across or adjoining the Land (herein collectively called the "Property").

This Deed is executed by Grantor and accepted by Grantee subject to validly existing and enforceable rights, interests and estates, if any do in fact exist, but only to the extent that the same do in fact exist, of third parties in connection with those items set out and listed on Exhibit "B" hereto (herein called the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its legal representatives, successors, and assigns forever; and Grantor does hereby bind itself, its successors and assigns that, during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, except as set forth as Permitted Encumbrances, and Grantor will WARRANT AND FOREVER DEFEND the Property against all persons claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused its name to be signed the date and year first above written.

 *5-4-05*
This stamp procured pursuant to Section 7-2.2 A (1) of the Franklin Park Village Code governing review of documents. *D8*

FRANKLIN PARK LLC
By: *Ari Cohen* (SEAL)
Ari Cohen, Manager

- Deed Exhibits:
Exhibit A: Legal Description
Exhibit B: Permitted Encumbrances

Box 400-CTCC

A

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EXHIBIT A

Legal Description

Parcel 1:

Lots 1, 2, 3, 4, 5, 6, and 7 in Block 18 all in the Third addition to Franklin Park, a subdivision in the Southwest $\frac{1}{4}$ of Section 21 and the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ off said Section 21 and the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 28 lying North of Grand Avenue all in the Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The North $\frac{1}{2}$ of vacated alley lying South and adjoining accruing to aforesaid Lots 1 to 7, in Cook County, Illinois.

Parcel 3:

The Southerly $\frac{1}{2}$ of the vacated alley in Block 18 in Third addition to Franklin Park, a subdivision aforesaid described as follows:

Beginning at Northeast corner of Lot 12 in said Block for a Place of Beginning; Thence North 8 feet to the center line of said vacated alley; Thence Southeasterly along said center line, 8 feet; Thence Southerly 8 feet to the South line of said vacated alley; Thence Northwesterly along the South line of said vacated alley, 8 feet to the Place of Beginning, all in Cook County, Illinois.

Parcel 4:

Lots 8 and 9 and the East 14 feet of Lot 10 in Block 18 all in Third addition to Franklin Park, a subdivision in the Southwest $\frac{1}{4}$ of Section 21 and the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of said Section 21 and the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 28 lying North of Grand Avenue all in Township 40 North, Range 12 East of Third principal meridian, in Cook County, Illinois.

Parcel 5:

The North $\frac{1}{2}$ of the vacated alley lying South and adjoining and accruing to the aforesaid Lots 8, 9, and the East 14 feet of Lot 10, in Cook County, Illinois.

Parcel 6:

Lot 11 and Lot 10 (Except the East 14 feet thereof) and the Northerly half of the vacated alley lying South and adjoining said lots, in Block 18 in Third addition to Franklin Park in Sections 21 and 28, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PINS: 12-21-420-020-0000

12-21-420-021-0000

12-21-420-026-0000

Property commonly known as: 9901-9923 Franklin Avenue, Franklin Park, Illinois

SUBJECT TO THE PERMITTED EXCEPTIONS

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EXHIBIT B

Permitted Exceptions

1. GENERAL REAL ESTATE TAXES FOR THE YEARS 2004 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE OR PAYABLE.
2. RIGHTS OF THE MUNICIPALITY, THE STATE OF ILLINOIS, THE PUBLIC AND ADJOINING OWNERS IN AND TO VACATED ALLEY. (AFFECTS PARCELS 2, 3, 5 AND PART OF PARCEL 6)
3. RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES, IF ANY, IN SAID VACATED ALLEY FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS AND OTHER FACILITIES. (AFFECTS PARCELS 2, 3, 5 AND PART OF PARCEL 6)
4. 20 FOOT BUILDING LINE AS SHOWN ON THE PLAT OF SUBDIVISION. (AFFECTS PARCEL 4)
5. ENCROACHMENT OF STEEL MESH FENCES ON THE LAND OVER AND UPON THE LAND SOUTH AND ADJOINING. (AFFECTS PARCEL 2)
6. COVENANTS CONTAINED IN DEED IN TRUST RECORDED MAY 10, 1956 AS DOCUMENT 16576317, RELATING TO THE USE OF THE EASEMENT WALL OF ONE STORY BUILDING LOCATED ON PART OF LOT 10 AND 11 AND FOR THE PURPOSE OF INSERTING IN SAID WALL THE ENDS OF BEAMS OR GIRDERS. THE RIGHT TO EXTEND SAID PROPERTY WALL TO SIDEWALK ALONG FRANKLIN AVENUE, FRANKLIN PARK, ILLINOIS AND THE RIGHT TO INGRESS AND EGRESS FOR TRUCKS AND CARS ALONG THE REAR OF SAID LOTS. (AFFECTS PARCELS 4 AND 6)
7. TERMS, PROVISIONS AND CONDITIONS OF THE NO FURTHER REMEDIATION LETTER RECORDED APRIL 14, 2003 AS DOCUMENT 0310419073.

Property of Cook County Clerk's Office