

UNOFFICIAL COPY

WARRANTY DEED



0516635269

Doc#: 0516635269  
Eugene "Gene" Moore Fee: \$38.00  
Cook County Recorder of Deeds  
Date: 08/15/2005 09:29 AM Pg: 1 of 8

This space for RECORDER'S USE ONLY.

The Grantors, **Scott H. Gendell**, of Skokie, Illinois, as to an undivided 20% interest, **Joseph Alexander**, of Northbrook, Illinois, as to an undivided 10% interest, **Howard L. Stone**, of Chicago, Illinois, as to an undivided 23.34% interest, **Harvey Gaffen**, of Chicago, Illinois as to an undivided 23.33% interest and **Richard B. Stone**, of Chicago, Illinois, as to an undivided 23.33% interest, for and in consideration of ~~er~~ dollars and other good and valuable consideration, in hand paid, convey and warrant to **Tigger Capital, LLC**, an Illinois limited liability company, all respective interest in the following described real estate, in the County of Cook and State of Illinois, to wit:

LOTS 5 TO 16 (EXCEPT THE EAST 6 FEET) ALL IN BLOCK 1 IN HARRY ROTH AND COMPANY'S TURNER WOODS ADDITION NO. 1, BEING A SUBDIVISION OF THE SOUTH 1/2 OF LOT 5 IN JOHN TURNER'S HEIR SUBDIVISION OF THE SOUTH QUARTER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Index Number: 10-15-431-019/020/021/022/023/024/025/026/027/028/029/053

Address of Real Estate: 4124-4150 West Dempster Street, Skokie, IL 60076

Subject to: Matters shown in attached Exhibit A (Permitted Title Exceptions).

In Witness Whereof, said Grantors have caused their names to be signed to these presents, this 17th day of May 2005

SEE ATTACHED SIGNATURE PAGES

VILLAGE OF SKOKIE, ILLINOIS  
Economic Development Tax  
Skokie Code Chapter 10  
Paid: \$7800  
Skokie Office 05/16/05

This instrument was prepared by: Loren R. Stone, P.C., 8707 N. Skokie Blvd., Suite 230, Skokie, Illinois 60077

Send Future Tax Bills To: \_\_\_\_\_

BOX 333-CT

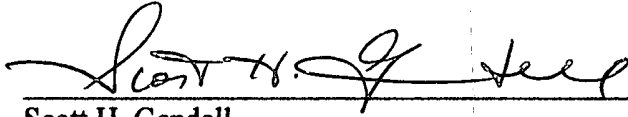
3/3 82 6574 - 25041975

# UNOFFICIAL COPY

SALE OF BOARD WALK SHOPPING CENTER  
DEED TO TIGGER CAPITAL, LLC

SIGNATURE PAGE OF SCOTT H. GENDELL

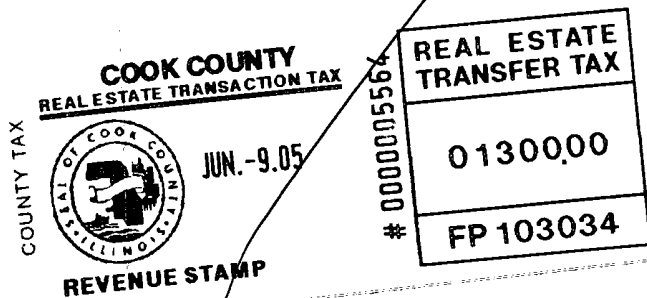
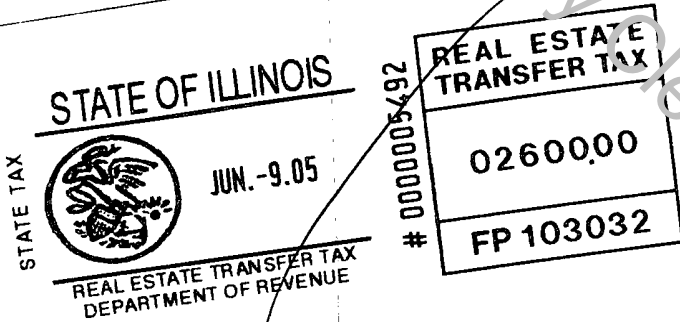
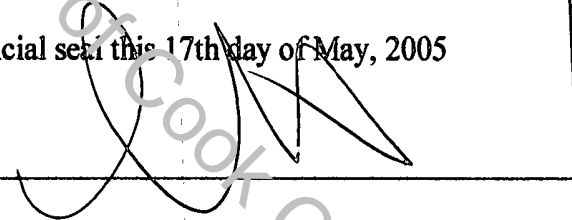
In Witness Whereof, said Grantor has caused his name to be signed to these presents, this 17th day of May 2005



Scott H. Gendell

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Scott H. Gendell, 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 he signed and delivered the said instrument as his free and voluntary act, for uses and purposes therein set forth.

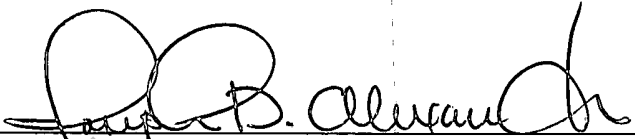
Given under my hand and official seal this 17th day of May, 2005



# UNOFFICIAL COPY

SALE OF BOARDWALK SHOPPING CENTER  
DEED TO TIGGER CAPITAL, LLC  
SIGNATURE PAGE OF JOSEPH ALEXANDER

In Witness Whereof, said Grantor has caused his name to be signed to these presents, this 17th day of May 2005

  
\_\_\_\_\_  
Joseph Alexander

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Joseph Alexander, 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 he signed and delivered the said instrument as his free and voluntary act, for uses and purposes therein set forth.

Given under my hand and official seal this 17th day of May, 2005

  
\_\_\_\_\_



Clerk's Office

# UNOFFICIAL COPY

SALE OF BOARDWALK SHOPPING CENTER

DEED TO TIGGER CAPITAL, LLC

SIGNATURE PAGE OF HOWARD L. STONE

In Witness Whereof, said Grantor has caused his name to be signed to these presents, this 17th day of May 2005



Howard L. Stone

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Howard L. Stone, 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 he signed and delivered the said instrument as his free and voluntary act, for uses and purposes therein set forth.

Given under my hand and official seal this 17th day of May, 2005



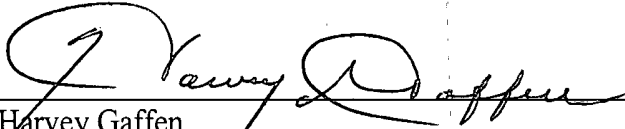
PROCESSED BY COOK COUNTY Clerk's Office

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SALE OF BOARDWALK SHOPPING CENTER  
DEED TO TIGGER CAPITAL, LLC

SIGNATURE PAGE OF HARVEY GAFFEN

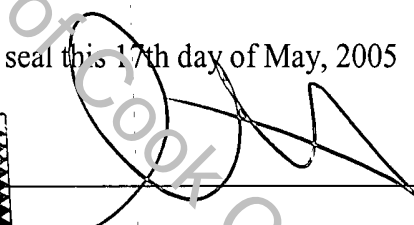
In Witness Whereof, said Grantor has caused his name to be signed to these presents, this 17th day of May 2005

  
\_\_\_\_\_  
Harvey Gaffen

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Harvey Gaffen, 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 he signed and delivered the said instrument as his free and voluntary act, for uses and purposes therein set forth.

Given under my hand and official seal this 17th day of May, 2005



  
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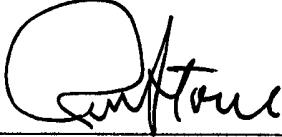
Property of Cook County Clerk's Office

# UNOFFICIAL COPY

SALE OF BOARDWALK SHOPPING CENTER  
DEED TO TIGGER CAPITAL, LLC

SIGNATURE PAGE OF RICHARD B. STONE

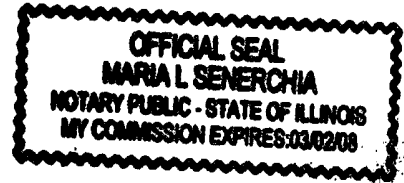
In Witness Whereof, said Grantor has caused his name to be signed to these presents, this 17th day of May 2005



Richard B. Stone

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Richard B. Stone, 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 he signed and delivered the said instrument as his free and voluntary act, for uses and purposes therein set forth.

Given under my hand and official seal this 17th day of May, 2005



PROPERTY OF COOK County Clerk's Office

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## EXHIBIT A Permitted Title Exceptions

1. Real estate taxes for 2004 and subsequent years.
2. Unrecorded Leases, as shown in the Rent Roll and the rights of the tenant's thereunder.
3. 4. Grant to North Shore Electric Company recorded as document 371167 to erect poles, etc. in the public road (Affects lot 7 of parcel 1).
4. Covenants, conditions and restrictions contained in agreement recorded as document 10353164 relating to location, height, construction and use of buildings to be erected on the land therein mentioned.
5. Covenants and restrictions contained in the agreement made by Harry A. Roth and Company with Albert Stager and Gottfried Stager, dated August 15, 1927 and recorded February 11, 1930 as document 10592591.
6. Covenants and restrictions contained in the following deeds from Liberty Trust and Savings Bank, Trust No. 1203, relating to material, use, height and location of buildings to be erected on the land:
  - a. Deed to Devonshire Realty Corporation dated August, 1934 and recorded November 26, 1934 as document 11510816, conveying lots 5, 6 and 9.
  - b. Deed to Anton J. Smerz and Ceclia Smerz, his wife, dated August 19, 1930 and recorded April 14, 1954 as document 15880597 conveying lot 7.
  - c. Deed to Carl Zaar and Mary Zaar, his wife, dated July 12, 1932 and recorded July 18, 1932 as document 11117039 conveying lot 8.

All buildings erected on the above described land should be brick, stone or concrete construction. All lots facing Dempster Avenue should be used for business purposes only.

7. Covenant recorded December 30, 1986 as document 86625394 made by and between LaSalle National Bank, a national banking association, as trustee under trust no. 111240, grantor, and the Village of Skokie, a municipal corporation, grantee, said covenant described as follows:

(A) That grantee hereby waives any and all off street parking requirements required by the grantee by reason of the construction and maintenance of a basement area, beneath the structures being or to be constructed on the property.

(B) That the basement area of structures being or to be constructed on the subject property will be utilized for inactive storage and mechanical equipment only and there will be no occupancy by persons or active storage of inventory used for retail sales.

8. Notice of approval of ordinance granting a special use permit to establish and operate a carry out only pizza and sandwich operation recorded September 2, 1987 as document no. 87483910.

PIN: 10-15-431-019/020/021/022/023/024/025/026/027/028/029/053

COMMON ADDRESS: 4124-4150 West Dempster Street, Skokie, IL 60076

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## Legal Description

LOTS 5 TO 16 (EXCEPT THE EAST 6 FEET) ALL IN BLOCK 1 IN HARRY ROTH AND COMPANY'S TURNER WOODS ADDITION NO. 1, BEING A SUBDIVISION OF THE SOUTH 1/2 OF LOT 5 IN JOHN TURNER'S HEIR SUBDIVISION OF THE SOUTH QUARTER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Property of Cook County Clerk's Office