

# UNOFFICIAL COPY



This document prepared by:

David G. Stejkowski  
Stejkowski & Zaffere LLC  
77 West Wacker Drive, Suite 4800  
Chicago, Illinois 60601

Doc#: 0601119080 Fee: \$32.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/11/2008 01:57 PM Pg: 1 of 5

After recording return to:

Kahn & Kahn  
728 Florsheim Drive  
Libertyville, IL 60048  
Attention: Donald Kahn

Property Address: 6969 North Austin Avenue, Niles, Illinois

P.I.N. 10-32-203-029-0000

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 10<sup>th</sup> day of January, 2006, between JFA Real Estate, LLC, an Illinois limited liability company, as to an undivided 3.64% interest, Gerald Nudo, as to an undivided 1.93% interest, and Anne B. Voshel, as to an undivided 94.43% interest, each c/o Structured Development, LLC, 656 West Randolph Street, Suite 400W, Chicago, Illinois 60661 ("Grantor"), and HCGK LLC, an Illinois limited liability company, having an office at 2240 Hanlon Road, Green Oaks, Illinois 60048 ("Grantee").

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, specially conveys and warrants to Grantee that certain real property situated in the County of Cook, State of Illinois described on Exhibit A attached hereto (the "Property"), together with the hereditaments and appurtenances pertaining to such Property, TO HAVE AND TO HOLD the Property, together with the foregoing appurtenances, forever.

Grantor, for itself, and its successors, hereby covenants and agrees that, except for the Permitted Exceptions described on Exhibit B attached hereto, it has not done or suffered to be done anything whereby the Property hereby granted is, or may be, in any manner encumbered. Grantor further covenants and agrees, to the foregoing extent, to defend title to the Property against all persons lawfully claiming, by, through or under Grantor.

Send tax bills to HCGK, LLC, 2240 Hanlon Road, Green Oaks, Illinois 60048

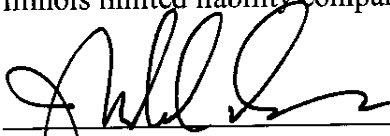
1-11-06  
VILLAGE OF NILES MRS  
REAL ESTATE TRANSFER TAX  
6969 AUSTIN  
14884 \$ 6000.00

mm/9/2008 8201

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IN WITNESS WHEREOF, Grantor has set its hand unto this Special Warranty Deed the day and year written above.

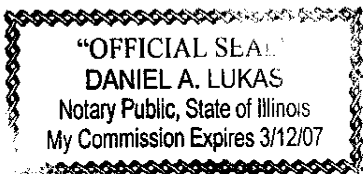
**JFA Real Estate, LLC,**  
an Illinois limited liability company

By:   
Name: J. Michael Drew  
Title: Manager

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that J. Michael Drew personally known to me to be the Manager of JFA Real Estate, 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 such Manager he signed and delivered said instrument as Manager of said company, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

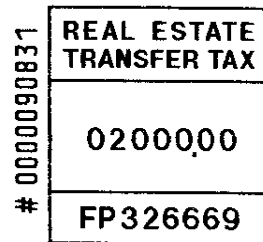
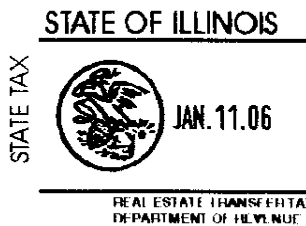
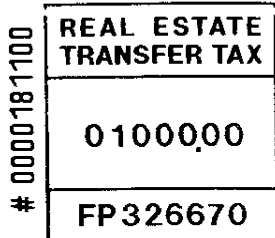
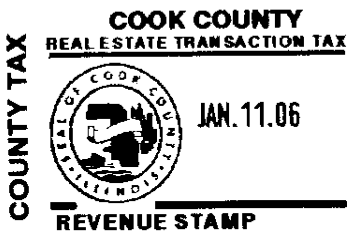
Given under my hand and official seal this 9<sup>th</sup> day of JANUARY, 2006.



  
Notary Public

Commission expires \_\_\_\_\_, 200\_\_

[SIGNATURES CONTINUED ON FOLLOWING PAGE]



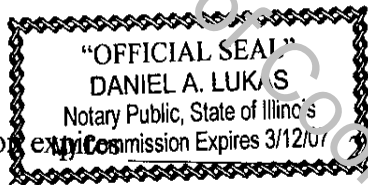
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Gerald Lee Nudo  
Gerald Nudo

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

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

Given under my hand and official seal this 9<sup>th</sup> day of January, 2006.



Commission expires \_\_\_\_\_, 2006

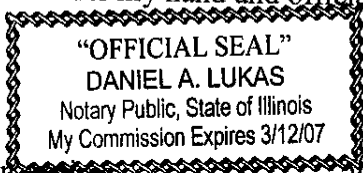
Daniel Lukas  
Notary Public

Anne B. Voshel  
Anne B. Voshel

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Anne B. Voshel, 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 she signed and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 9<sup>th</sup> day of January, 2006.



Commission expires \_\_\_\_\_, 2006

Daniel Lukas  
Notary Public

Mail Tax Bills To:

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Exhibit A (To Special Warranty Deed)

Legal Description of Property

The South 240.0 feet of Lot 3 (as measured along the East line thereof) in Edgebrook Commercial Park, being a subdivision of part of the East 1/2 of Section 32, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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## Exhibit B (To Special Warranty Deed)

### List of Permitted Exceptions

1. Real property taxes and assessments which are not due and payable as of the date hereof.
2. The rights of Jays Food Acquisition, Inc., as tenant under that certain Lease dated April 1, 2005, with Grantor as landlord.
3. Easement for public utilities and drainage as shown on the plat of subdivision recorded as Document No. 24551565.
4. Notice of Requirements for storm water detention recorded April 26, 1979 as Document No. 24935266.

Property of Cook County Clerk's Office