

# UNOFFICIAL COPY



Doc#: 0605443090 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/23/2006 07:34 AM Pg: 1 of 4

## WARRANTY DEED

Handwritten notes on the left margin: "C1 C1C 15781 10740828" and "8280401 1251313 13"

Property of Cook County Clerk's Office

THE GRANTOR, Bell Fuels, Inc., a Nevada corporation qualified to do business in Illinois of the Town of Cicero, Cook County, Illinois, for and in consideration of Ten and no/100 dollars (\$10.00) in hand paid, conveys and warrants to M.S.N. Marathon, Inc., an Illinois corporation whose address is 1001 Algonquin Road, Arlington Heights, Illinois the real estate situated in the County of Cook, State of Illinois, described in Exhibit A attached hereto and by this reference incorporated herein.

**SUBJECT TO:** General Real Estate Taxes for the year 2005 and subsequent years; easements and other matters created by documents nos. 18194870, re-recorded as document 18263991, 18699204, 19052613 and 18055698; existing encroachments; environmental disclosure documents recorded as documents nos. 95035752 and 96261557; unrecorded leases.

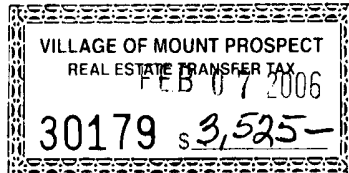
To have and to hold unto the Grantee forever.

Permanent Real Estate Index Number 08-23-101-016-0000  
Address of Real Estate: 1001 Algonquin Road, Arlington Heights, Illinois

Dated this 15th day of December 2005

Bell Fuels, Inc., a Nevada corporation

By: Thomas J. Muzza  
Its Vice President



Handwritten initials: YLL

BOX 333-CTD

# UNOFFICIAL COPY

STATE OF ILLINOIS

SS

COUNTY OF COOK


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Thomas F. Mogan, personally known to me to be the Vice President of Bell Fuels, Inc. 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, sealed and delivered the instrument as the free and voluntary act of Bell Fuels, Inc., and as his own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 15th day of December 2005

*Larry Pusateri*  
Notary Public

"OFFICIAL SEAL"  
LARRY PUSATERI  
NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires 6/10/06


Prepared By:  
Paul F. Conarty  
419 S Second Street  
Geneva, IL 60134

STATE TAX  
STATE OF ILLINOIS  
  
FEB. 10. 06  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000019457  
REAL ESTATE TRANSFER TAX  
01175.00  
FP 103032

Mail To:  
Sheldon L. Lebold, Esq.  
16061 S. 94<sup>th</sup> Ave.  
Orland Hills, IL 60477

Name and Address of Taxpayer/Address of Property:  
M.S.N Marathon, Inc.,  
1001 Algonquin Road  
Arlington Heights, IL 60005

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
  
FEB. 10. 06  
REVENUE STAMP

# 000019457  
REAL ESTATE TRANSFER TAX  
00587.50  
FP 103034

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## EXHIBIT A

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 LYING SOUTH OF THE CENTER LINE OF ALGONQUIN ROAD OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23, WITH THE CENTER LINE OF ALGONQUIN ROAD; THENCE SOUTH ALONG THE WEST LINE OF SAID NORTHWEST 1/4, 257 FEET; THENCE EAST, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 156.70 FEET, MORE OR LESS, TO A POINT ON A LINE DRAWN AT RIGHT ANGLES TO THE CENTER LINE OF ALGONQUIN ROAD THROUGH A POINT 257 FEET SOUTHEASTERLY (AS MEASURED ON SAID CENTER LINE) OF THE POINT OF BEGINNING; THENCE NORTHEASTERLY ON THE LAST DESCRIBED LINE 156.70 FEET MORE OR LESS TO CENTER LINE OF ALGONQUIN ROAD; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF ALGONQUIN ROAD 257 FEET TO PLACE OF BEGINNING (EXCEPT FROM SAID PARCEL THAT PART THERETOFORE DEDICATED OR USED OR TAKEN FOR PUBLIC ROADS AND EXCEPTING THAT PART OF THE CONDEMNED IN CASE NO. 68L14541, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF BUSSE ROAD, SAID LINE BEING 25 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23 TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD, SAID SOUTHWESTERLY LINE BEING 50 FEET NORMALLY DISTANT FROM THE AFORE-MENTIONED CENTER LINE OF ALGONQUIN ROAD; THENCE SOUTH ALONG SAID EAST LINE OF BUSSE ROAD, A DISTANCE OF 187.83 FEET TO A POINT ON THE SOUTH LINE OF THE ABOVE-DESCRIBED TRACT; THENCE EAST ALONG SAID SOUTH LINE, A DISTANCE OF 25 FEET TO A POINT; THENCE NORTH PARALLEL TO AND 50 FEET DISTANT FROM SAID WEST LINE OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, A DISTANCE OF 145 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 30.60 FEET TO A POINT ON SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD, SAID POINT BEING 57 FEET SOUTHEASTERLY (AS MEASURED ALONG SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD) OF THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD, A DISTANCE OF 57 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

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## PLAT ACT AFFIDAVIT – METES AND BOUNDS DESCRIPTION

State of Illinois            )  
 County of Cook            )


Thomas F. Mogan, being duly sworn on oath, states that he resides at 3209 N. Panama, Chicago, IL and further states that:

A.     That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or

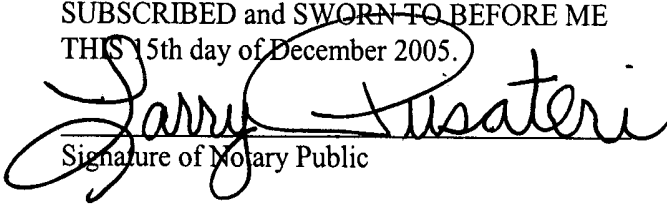
B.     That the attached deed is not in violation of 765 ILCS 205/2(b) for one of the following reasons: (please circle the appropriate number).

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 right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets 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 of access;
9.    The sale is of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, 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 October 1, 1973 and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Cook County, Illinois, to accept the attached deed for recording.

  
 Signature of Affiant

SUBSCRIBED and SWORN TO BEFORE ME  
 THIS 15th day of December 2005.

  
 Signature of Notary Public

