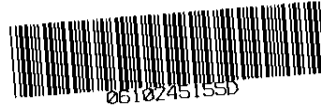


# UNOFFICIAL COPY

## WARRANTY DEED



Doc#: 0610245155 Fee: \$36.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/12/2006 02:18 PM Pg: 1 of 7

THE GRANTOR, Basswood Partners,  
an Illinois limited partnership created and existing  
under and by virtue of the laws of the  
State of Illinois and duly authorized to  
transact business therein, for and in  
consideration of TEN DOLLARS  
(\$10.00), and other good and valuable  
consideration in hand paid, and  
pursuant to the authority given by the  
members of said limited liability company,  
CONVEYS and WARRANTS to  
Sabba Real Estate LLC,

(Above Space for Recorder's Use Only)

an Illinois limited liability company, having its principal office  
at the following address: 320 Ogden Avenue, Downers Grove, Illinois, 60515 the following described  
Real Estate situated in the County of Cook and State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof for legal description of property  
Subject to: Real estate taxes for the year 2005 Second Installment and subsequent taxes; any and all  
easements, rights-of-way, streets, highways, and valid restrictions presently existing and of record;  
rights of tile and drainage ditches; any applicable ordinances or disclosures, any applicable zoning  
ordinances; any violations set forth by the Village of Franklin Park; covenants, conditions and  
restrictions as shown on the recorded plat; and acts of the Grantees.

7 #

Permanent Real Estate Index Number(s): 12-20-301-038-0000  
Address(es) of Real Estate: 3311-3333 Charles Street, Franklin Park, Illinois

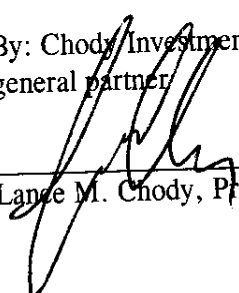
IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its  
Manager 4th day of April, 2006.



This stamp processed pursuant to  
Section 7-102-4 A (2) of the  
Franklin Park Village Code  
governing rules of documents  
4-6-06 ps

BASSWOOD PARTNERS, an Illinois limited  
partnership

By: Chody Investments, Ltd., an Illinois corporation,  
general partner

  
Lance M. Chody, President

1st AMERICAN TITLE order # 217739-E  
DEC 18 3 42

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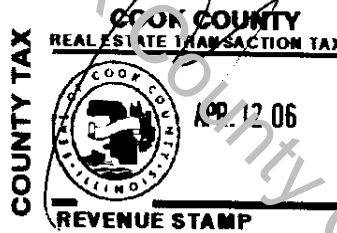
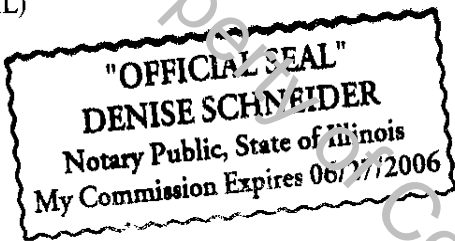
STATE OF ILLINOIS )  
) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the above County and State, DO HEREBY CERTIFY, that Lance Chody, personally known to me to be president of Chody Investments, Ltd., general partner of Basswood Partners, 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 severally acknowledged that as such president, he signed and delivered the said instrument pursuant to authority given by the general partner of said limited partnership, as his free and voluntary act, and as the free and voluntary act and deed of said limited partnership, for the uses and purposes therein set forth.

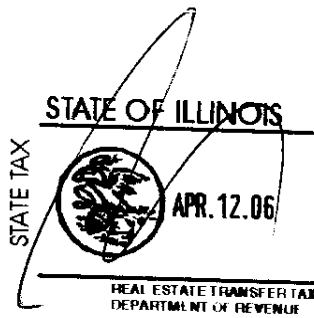
Given under my hand and official seal this 4th day of April, 2006.

(SEAL)

*[Handwritten Signature]*  
Notary Public



REAL ESTATE TRANSFER TAX
02550.00
# 0000187337 FP326670



REAL ESTATE TRANSFER TAX
05100.00
# 0000034713 FP326660

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THIS INSTRUMENT WAS PREPARED BY:

Amanda A. Schwob  
Chody Real Estate Corp.  
1125 Remington Road  
Schaumburg, Illinois 60173

SEND SUBSEQUENT TAX BILLS

TO:

Sabba Real Estate LLC  
330 Ogden Avenue  
Downers Grove, Illinois 60515  
Attention: Rod Mourad

AFTER RECORDING MAIL TO:

Sabba Real Estate LLC  
330 Ogden Avenue  
Downers Grove, Illinois 60515  
Attention: Rod Mourad



Property of Cook County Clerk's Office

## UNOFFICIAL COPY

Exhibit A

## Legal Description:

## PARCEL 1:

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, 414.05 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 58 MINUTES 10 SECONDS EAST, AT RIGHT ANGLES TO SAID WEST LINE, 55.00 FEET TO A POINT ON A LINE, 55.00 FEET (MEASURED PERPENDICULARLY) EAST FROM AND PARALLEL WITH SAID WEST LINE, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 01 MINUTES 50 SECONDS WEST, ALONG SAID PARALLEL LINE (BEING ALSO THE EAST LINE OF NORTH CHARLES STREET), A DISTANCE OF 421.00 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 10 SECONDS WEST, A DISTANCE OF 55.00 FEET TO A POINT ON THE AFOREMENTIONED WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 01 MINUTES 50 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 280.00 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY; THENCE NORTH 79 DEGREES 22 MINUTES 36 SECONDS EAST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 548.80 FEET; THENCE SOUTH 28 DEGREES 59 MINUTES 10 SECONDS WEST, A DISTANCE OF 155.34 FEET TO A POINT ON A LINE DRAWN PARALLEL WITH THE AFOREMENTIONED WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20; THENCE SOUTH 00 DEGREES 01 MINUTES 50 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 192.00 FEET; THENCE SOUTH 44 DEGREES 58 MINUTES 10 SECONDS WEST, A DISTANCE OF 70.23 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 50 SECONDS EAST, PARALLEL WITH THE AFOREMENTIONED WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER, A DISTANCE OF 335.70 FEET; THENCE SOUTH 63 DEGREES 24 MINUTES 16 SECONDS WEST, A DISTANCE OF 156.52 FEET TO A POINT ON A LINE DRAWN PERPENDICULAR TO THE AFOREMENTIONED WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER FROM THE AFOREMENTIONED POINT ON SAID WEST LINE, WHICH IS 414.05 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 89 DEGREES 58 MINUTES 10 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 217.12 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

EASEMENTS FOR BENEFIT OF PARCEL 1 FOR THE PURPOSE OF MAINTAINING AND OPERATING PIPELINES AND CONDUITS TO BE USED FOR STORM, SANITARY SEWER AND WATER SUPPLY PURPOSES, AS CREATED AND SET FORTH IN DEED FROM OLYMPUS PROPERTIES, INC. AN ILLINOIS CORPORATION, TO MICHAEL GOLDSTEIN, DATED OCTOBER 10, 1997 AND RECORDED OCTOBER 20, 1997 AS DOCUMENT 97776324, OVER THE FOLLOWING DESCRIBED PROPERTY:

## STORM AND SANITARY SEWER EASEMENT

A STRIP OF LAND 15.00 FEET WIDE IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST

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QUARTER OF SECTION 20, WITH THE SOUTHEASTERLY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY; THENCE NORTH 79 DEGREES 22 MINUTES 36 SECONDS EAST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 548.80 FEET; THENCE SOUTH 28 DEGREES 59 MINUTES 10 SECONDS WEST, A DISTANCE OF 155.34 FEET TO A POINT ON A LINE DRAWN PARALLEL WITH THE AFOREMENTIONED WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20; THENCE SOUTH 00 DEGREES 01 MINUTES 50 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 100.87 FEET TO THE POINT OF BEGINNING; THENCE NORTH 14 DEGREES 43 MINUTES 08 SECONDS EAST, A DISTANCE OF 179.37 FEET TO A POINT ON A LINE DRAWN PARALLEL WITH AND 55.00 FEET (MEASURED PERPENDICULARLY) SOUTHERLY FROM THE AFOREMENTIONED SOUTHEASTERLY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY; THENCE NORTH 79 DEGREES 22 MINUTES 36 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 16.60 FEET; THENCE SOUTH 14 DEGREES 43 MINUTES 08 SECONDS WEST, A DISTANCE OF 243.45 FEET TO A POINT ON THE AFOREMENTIONED LINE DRAWN PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 01 MINUTES 50 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 58.92 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## SANITARY SEWER EASEMENT

A STRIP OF LAND, 10.00 FEET WIDE IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20 WITH THE SOUTHEASTERLY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY; THENCE NORTH 79 DEGREES 22 MINUTES 36 SECONDS EAST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 548.80 FEET; THENCE SOUTH 28 DEGREES 59 MINUTES 10 SECONDS WEST, A DISTANCE OF 155.34 FEET TO A POINT ON A LINE DRAWN PARALLEL WITH AFOREMENTIONED WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20; THENCE SOUTH 00 DEGREES 01 MINUTES 50 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 192.00 FEET; THENCE SOUTH 44 DEGREES 58 MINUTES 10 SECONDS WEST, A DISTANCE OF 30.56 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 06 DEGREES 35 MINUTES 09 SECONDS WEST, A DISTANCE OF 243.45 FEET TO A POINT ON A LINE DRAWN PARALLEL WITH THE AFOREMENTIONED WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20; THENCE NORTH 00 DEGREES 01 MINUTES 60 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 86.79 FEET; THENCE NORTH 06 DEGREES 35 MINUTES 09 SECONDS EAST, A DISTANCE OF 144.62 FEET; THENCE NORTH 44 DEGREES 58 MINUTES 10 SECONDS EAST, A DISTANCE OF 16.10 FEET TO THE POINT OF BEGINNING, IN COOK COOK, ILLINOIS.

## STORM SEWER EASEMENT

A STRIP OF LAND, 10.00 FEET WIDE, IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, WITH THE SOUTHEASTERLY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY; THENCE NORTH 79 DEGREES 22 MINUTES 36 SECONDS EAST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 548.80 FEET; THENCE SOUTH 28 DEGREES 59 MINUTES 10 SECONDS WEST, A DISTANCE OF 155.34 FEET TO A POINT ON A LINE DRAWN PARALLEL WITH THE AFOREMENTIONED WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20; THENCE SOUTH 00 DEGREES 01 MINUTES 50 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 192.00 FEET; THENCE SOUTH 44 DEGREES 58 MINUTES 10 SECONDS WEST, A DISTANCE OF 20.90 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02 DEGREES 17 MINUTES 44 SECONDS EAST, A DISTANCE OF 418.72 FEET; THENCE SOUTH 17 DEGREES 51 MINUTES 59 SECONDS WEST, A DISTANCE OF 116.61 FEET; THENCE NORTH 72 DEGREES 08 MINUTES 01 SECOND WEST, A DISTANCE

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OF 10.00 FEET; THENCE NORTH 17 DEGREES 51 MINUTES 59 SECONDS EAST, A DISTANCE OF 96.68 FEET; THENCE SOUTH 47 DEGREES 17 MINUTES 45 SECONDS WEST, A DISTANCE OF 145.87 FEET; THENCE SOUTH 72 DEGREES 55 MINUTES 09 SECONDS WEST, A DISTANCE OF 44.16 FEET; THENCE SOUTH 17 DEGREES 04 MINUTES 51 SECONDS WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 72 DEGREES 55 MINUTES 09 SECONDS WEST, A DISTANCE OF 54.45 FEET; THENCE NORTH 53 DEGREES 23 MINUTES 33 SECONDS WEST, A DISTANCE OF 64.69 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 34 SECONDS WEST, A DISTANCE OF 132.32 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 06 SECONDS WEST, A DISTANCE OF 40.55 FEET TO A POINT ON A LINE DRAWN PERPENDICULAR TO THE AFOREMENTIONED WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER FROM A POINT ON SAID WEST LINE, WHICH IS 414.05 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 58 MINUTES 10 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 06 SECONDS EAST, A DISTANCE OF 30.55 FEET; THENCE NORTH 89 DEGREES, 56 MINUTES 54 SECONDS EAST, A DISTANCE OF 119.92 FEET; THENCE NORTH 06 DEGREES 25 MINUTES 27 SECONDS EAST, A DISTANCE OF 33.32 FEET; THENCE NORTH 63 DEGREES 24 MINUTES 16 SECONDS EAST, A DISTANCE OF 11.93 FEET; THENCE SOUTH 06 DEGREES 25 MINUTES 27 SECONDS WEST, A DISTANCE OF 41.68 FEET; THENCE SOUTH 53 DEGREES 23 MINUTES 33 SECONDS EAST, A DISTANCE OF 58.64 FEET; THENCE NORTH 47 DEGREES 17 MINUTES 45 SECONDS EAST, A DISTANCE OF 167.39 FEET; THENCE NORTH 02 DEGREES 17 MINUTES 44 SECONDS WEST, A DISTANCE OF 406.28 FEET; THENCE NORTH 44 DEGREES 58 MINUTES 10 SECONDS EAST, A DISTANCE OF 13.62 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 12-20-301-038-0000

Address: 3311-3333 Charles Street, Franklin Park, Illinois

CLERK OF COOK COUNTY  
County Clerk's Office



# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS )

COUNTY OF Cook )<sup>SS.</sup>

Amanda Schwab being duly sworn on oath, states that she resides at 1125 Remington Rd, Schaumburg, IL That the attached deed is not in violation of Section 1 of the Plat Act (765 ILCS 205/1) for one of the following reasons:

**Section A. Said deed is not applicable as the grantors own no adjoining property to the premises described in said deed.**

OR

**Section B. The conveyance falls within one of the following exemptions set forth in the Act at paragraph (b) of 1:**

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 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 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 configurations 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.

**CIRCLE LETTER OR NUMBER WHICH IS APPLICABLE TO ATTACHED DEED.**

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

Amanda Schwab  
Amanda Schwab  
attorney for seller

SUBSCRIBED AND SWORN to before me  
This 11 day of April, 2006

Joyce Lance  
NOTARY PUBLIC

