

UNOFFICIAL COPY

WARRANTY DEED STATUTORY (ILLINOIS) (LIMITED LIABILITY COMPANY TO LIMITED LIABILITY COMPANY)



Doc#: 0621639070 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 08/04/2006 12:35 PM Pg: 1 of 3

1201060821 28 3 SR

THIS AGREEMENT, made this 24th day of July, 2006, by and between 9401 Joint Venture, LLC, an Illinois limited liability company (Grantor) of the City of Chicago, State of Illinois for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO: The Grand Lofts, LLC, an Illinois limited liability company (Grantee), residing at c/o JDL, 908 North Halsted Street, Chicago, Illinois 60622, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

THIS IS NOT HOMESTEAD PROPERTY Permanent Real Estate Index Number (P-12-27-300-051-0000,

Above Space for Recorder's Use Only

Address of Real Estate: 9401 West Grand Avenue, Franklin Park, Illinois 60131

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for unpaid 2005 and subsequent years.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager this 24th day of July, 2006.

9401 Joint Venture, LLC BY: Paul Leongas, Manager

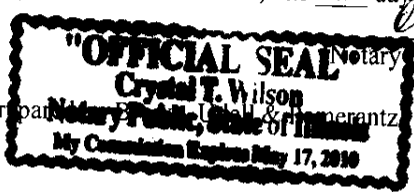


This stamp processed pursuant to Section 7-10B-4 A (2) of the Franklin Park Village Code governing return of documents.

State of Illinois ) ) ss County of Cook )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Paul Leongas personally known to me to the Manager of said 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 severally acknowledged that as such Manager he signed and delivered the said instrument, pursuant to authority, given by the Members of said limited liability company as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of July, 2006. Crystal J. Wilson Notary Public 1332 North Halsted Street, Suite 100, Chicago, Illinois 60622.



Mail to: Warren C. Laski, Esq. 1751 W. Surf Chicago, IL 60657

Send subsequent tax bills to: The Grand Lofts, LLC c/o JDL 908 North Halsted Street Chicago, Illinois 60622


Near North National Title 222 N. LaSalle Chicago, IL 60601

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



AUG. - 4.06


REVENUE STAMP

# 0000009071

REAL ESTATE TRANSFER TAX
0050000
FP326657

STATE TAX

STATE OF ILLINOIS



AUG. - 4.06

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000011214

REAL ESTATE TRANSFER TAX
0100000
FP326703

# UNOFFICIAL COPY

## Exhibit A

### Parcel 1:

Lot 1 in West Grand Avenue Subdivision recorded July 31, 1997 as document number 97557554 of part of the West 1/2 of the Southwest 1/4 of Section 27, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Except from Parcel One that land taken by the Grand Avenue Railroad Relocation Authority, a Unit of Local Government, pursuant to Case 03-L-050830, order vesting title recorded March 25, 2004 as document 0408503023, described as follows:

That part of Lot 1 in West Grand Avenue Subdivision recorded on July 31, 1997 as document number 97557554 of part of the West 1/2 of the Southwest 1/4 of Section 27, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, described as follows: beginning at the Northeast corner of said Lot 1; thence no an assumed bearing South 01 degree 13 minutes 42 seconds west, on the East line of said Lot, 52.98 feet; thence North 50 degrees 09 minutes 47 seconds West, 62.88 feet; thence North 77 degrees 29 minutes 19 seconds West, 67.71 feet; thence Northwesterly 261.30 feet on a curve concave to the South, having a radius of 5,674.98 feet, the chord of said curve bears North 78 degrees 48 minutes 10 seconds West 261.28 feet; thence North 77 degrees 09 minutes 48 seconds West, 69.87 feet to the North line of said Lot; thence South 81 degrees 10 minutes 54 seconds East on said North line 431.15 feet; thence Southeasterly 14.07 feet on said North line being a curve to the North, having a radius of 9,582.30 feet, the chord of said curve bears South 81 degrees 13 minutes 26 seconds East, 14.07 feet to the point of beginning.

### Parcel 2:

Easement for the benefit of Parcel 1 for the use of existing electrical systems located on property described in the Reciprocal Easement, Access, Repair and Maintenance Agreement made by 9401 Grand L.L.C. dated July 29, 1997 and recorded August 1, 1997 as document number 97560233, as amended by Amendment to Reciprocal Easement, Access, Repair and Maintenance Agreement recorded February 2, 2000 as document 00086442 made by 9401 West Grand Avenue LLC and Clairmont Enterprises, Inc.

### Parcel 3:

Easement for the benefit of Parcel 1 for access to and ingress and egress for the use, inspection and repair of electric systems, fire protection systems, water systems, telephone lines and heating systems located on the property described in the Reciprocal Easement Access, Repair, and Maintenance Agreement made by 9401 Grand L.L.C., dated July 29, 1997 and recorded August 1, 1997 as document number 97560233, as amended by Amendment to Reciprocal Easement, Access, Repair and Maintenance Agreement recorded February 2, 2000 as document 00086442 made by 9401 West Grand Avenue LLC and Clairmont Enterprises, Inc.

### Parcel 4:

Easement for the benefit of Parcel 1 for driveway for access to the water tower and other portions of the fire protection system located on Lot 2 in West Grand Avenue Subdivision as provided in Easement and Shared Maintenance Agreement recorded February 2, 2000 as document 00086444 made by and between 9401 West Grand Avenue LLC and Clairmont Enterprises, Inc.