

833 51095

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WARRANTY DEED

The Grantor, BSG¹ 95th & Jeffrey, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of ten dollars and other good and valuable consideration, in hand paid, convey and warrant to Jeffrey Pointe, LLC, an Illinois limited liability company, all interest in the following described real estate, situated in the County of Cook and State of Illinois, to wit:

Doc#: 0622043574 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/08/2006 01:40 PM Pg: 1 of 3

This space for RECORDER'S USE ONLY.

See legal description on next of page.

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: 25-12-200-039/040/044

Address of Real Estate: 9523-39 S. Jeffrey, Chicago, IL

Subject to: General real estate taxes not due and payable at the time of closing; leases, covenants, conditions and restrictions of record; building lines and easements, if any.

In Witness Whereof, said Grantor has caused to be hereto affixed, and has caused its name to be signed to these presents by its Manager, this 7th day of July 2006

BSG 95th & Jeffrey, LLC

By: Scott H. Gendell
Scott H. Gendell, Manager

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 Manager of BSG 95th & Jeffrey, LLC, and personally known 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 the said instrument thereto, pursuant to authority given by the Operating Agreement of said limited liability company, as his free and voluntary act, and the free and voluntary



act and deed of said limited liability company, for uses and purposes therein set forth.

Given under my hand and official seal this 7th day of July, 2006

Loren R Stone
Notary Public

3LL

Send subsequent tax bills to: Jeffrey Pointe, LLC, 8833 Cross Point Road, Suite 202, Skokie, IL 60077

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

Return to Michael Z. Margolis
4709 W. Golf Rd Suite 475
Skokie, IL 60076

EX 333-CP

UNOFFICIAL COPY*See attached legal***EXHIBIT A
Legal Description**

PARCEL 1: LOTS 15 THROUGH 18 AND THE NORTH 19.69 FEET OF LOT 19 IN BLOCK 12, TOGETHER WITH ALL OF THE VACATED NORTH AND SOUTH ALLEY LYING EAST OF AND ADJOINING THE AFORESAID LOTS IN VAN VLISINGEN HEIGHTS, A SUBDIVISION OF PARTS OF THE EAST 2/3 OF THE NORTHWEST ¼ AND THE WEST ½ OF THE NORTHEAST ¼ NORTH OF INDIAN BOUNDARY LINE OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED IN INSTRUMENT RECORDED AS DOCUMENT NUMBER 20450919.

Parcel B

PARCEL 1: THAT PART OF BLOCK 12 IN VAN VLISINGEN HEIGHTS SUBDIVISION, A SUBDIVISION OF PARTS OF THE EAST 2/3 OF THE NORTHWEST ¼ OF THE WEST ½ OF THE NORTHEAST ¼ NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 25, 1926 AS DOCUMENT 92866759 BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 23 FEET NORTH OF THE SOUTH LINE AND 136 FEET 5 ½ INCHES EAST OF THE WEST LINE OF LOT 14 IN SAID BLOCK 12 PROCEEDING 125 FEET EAST THEREFROM; THENCE NORTH 173 FEET; THENCE WEST 125 FEET; THENCE SOUTH 173 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF BLOCK 12 IN VAN VLISINGEN HEIGHTS SUBDIVISION AFORESAID BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 59 FEET NORTH OF THE SOUTH LINE AND 71 FEET EAST OF THE WEST LINE OF LOT 14 IN SAID BLOCK 12 PROCEEDING 65 FEET 5 ½ INCHES; THENCE SOUTH 105 FEET, 6 INCHES; THENCE WEST 65 FEET 5 ½ INCHES; THENCE SOUTH 105 FEET 6 INCHES TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOTS 1 AND 2 AND THE WEST 7 FEET OF LOT 3 IN BLOCK 1 AND THE NORTH ½ OF THE VACATED EAST AND WEST ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS 1 AND 2 AND THE WEST 7 FEET OF LOT 3 IN SAID BLOCK 1 AND THE EAST ½ OF VACATED CHAPPEL AVENUE LYING WEST OF LOT 1 IN BLOCK 1 AND LYING WEST OF AND ADJOINING THE NORTH ½ OF THE VACATED EAST AND WEST ALLEY LYING SOUTH OF AND ADJOINING LOT 1 BLOCK 1 ALL IN VAN VLISINGEN HEIGHTS SUBDIVISION AFORESAID.

ALSO

LOTS 1 TO 10, BOTH INCLUSIVE, AND THE NORTH ½ OF THE VACATED EAST AND WEST ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS 1 TO 10, BOTH INCLUSIVE, IN BLOCK 12 AND THE WEST ½ OF THAT PART VACATED CHAPPEL AVENUE LYING EAST OF AND ADJOINING SAID LOT 10 IN BLOCK 12 AND LYING EAST OF AND ADJOINING THE NORTH ½ OF SAID VACATED EAST AND WEST ALLEY, ALSO LOTS 11 TO 14, BOTH INCLUSIVE, AND LOTS 35 TO 38, BOTH INCLUSIVE, AND ALL THAT PART OF THE VACATED NORTH AND SOUTH ALLEY LYING BETWEEN AND ADJOINING SAID LOTS 11 TO 14, BOTH INCLUSIVE, AND THE SOUTH ½ OF THE

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EXHIBIT A Legal Description

PARCEL 1: LOTS 15 THROUGH 18 AND THE NORTH 19.69 FEET OF LOT 19 IN BLOCK 12, TOGETHER WITH ALL OF THE VACATED NORTH AND SOUTH ALLEY LYING EAST OF AND ADJOINING THE AFORESAID LOTS IN VAL VLISSINGEN HEIGHTS, A SUBDIVISION OF PARTS OF THE EAST 2/3 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 NORTH OF INDIAN BOUNDARY LINE OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED IN INSTRUMENT RECORDED AS DOCUMENT NO. 20450919.

PIN: 25-12-200-035/010/044

COMMON ADDRESS: 9523-39 S. Jeffery, Chicago, IL

STATE OF ILLINOIS



AUG.-4.06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000028256

REAL ESTATE
TRANSFER TAX

00360.00

FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX



AUG.-4.06

REVENUE STAMP

0000028363

REAL ESTATE
TRANSFER TAX

00180.00

FP 103034

CITY OF CHICAGO



AUG.-4.06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000009862

REAL ESTATE
TRANSFER TAX

02700.00

FP 103033