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Doc#: 0626533029 Fee: \$32.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds Date: 09/22/2006 07:29 AM Pg: 1 of 5

WARRANTY DEED CORTES OFFICE

Box 400-CTCC



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WARRANTY DEED

THE STATE OF ILLINOIS	§	
COUNTY OF C O O K	§ §	KNOW ALL MEN BY THESE PRESENTS

DEVON RIDGE MANOR, L.L.C., an Illinois limited liability company (hereinafter called "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.0%) and other valuable consideration paid to Grantor by **RIDGEVIEW REHAB REALTY, LLC**, an Illinois limited liability company (hereinafter called "Grantee"), the receipt and spraciency of which are hereby acknowledged, does hereby GRANT, SELL, CONVEY, ASSIGN and DELIVER to Grantee the following described real property:

See Exhibit A attached hereto and made a part hereof

Permanent Index Number(s): 11-31-401-068-0000; 11-31-401-088-0000.

Address of Real Estate: 645) North Ridge Avenue, Chicago, IL 60626

Together with all buildings and other improvements situated thereon, all fixtures and other property affixed thereto and all right, title and interest of Grantor in and to all right, title and interest, if any, of Grantor in and to the land lying in the bed of any street or highway in front of or adjoining the aforesation property to the center line thereof, subject to the encumbrances described in Exhibit 3 attached hereto and made a part hereof (hereinafter called the "Permitted Encumbrances").

TO HAVE AND TO HOLD the herein described property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises anto Grantee, its successors and assigns against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through, or under Grantor.

Current ad valorem taxes on the herein described property having been prorated, Grantee hereby assumes the payment thereon.

[Signature Page Follows]

City of Chicago
Dept. of Revenue
467220

Real Estate Transfer Stamp

\$43,875.00

09/20/2006 12:36 Batch 11832 16

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IN WITNESS WHEREOF, this W Lit day of <u>Sepandor</u> 200	Farranty Deed is executed by Grantor on this 6.
The address of	
Grantee is:	DEVON RIDGE MANOR, L.L.C.
Dil i Dilia	
Ridgeview Rehab Realty, LLC	
c/o Stay Care Management	0
3737 West Arthur	//
Lincolnwood, Illinois 60712	
After recording return to:	
Their recording (country).	By:
Marilyn Dunn	Name: / Eric A. Rochner Title: / Hanger
Sachnoff & Weaver, Ltd.	Title. / Manager
10 South Wacker	,
Chicago, Illinois 60606	
Chicago, Illinois 60606	CTATE OF HUMOIC
4	STATE OF ILLINOIS FREAL ESTATE TRANSFER TAX
	\(\frac{1}{2}\)
	SEP 20.06 SEP 20.06 O4.600.00
THE STATE OF ILLINOIS §	
COUNTY OF COOK §	REAL STATE TRANSFER TAX # FP 103024
COUNTION COOK	
This instrument was acknowledged	d before me or C
2006 by Eric A. Rocher, manage	
-11. J	half of said company.
	nan or said company.
	1. 70
	- Men
	Notary Public, State of
	(printed name)
OOK COUNTY REAL ESTATE	
	"OFFICIAL SEAL" PUBLIC ABRAHAM GUTNICKI
SEP.20.06	ABRAHAM GUTNICKI
\$EP.20.06 02300.00	
# FP 103022	

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Clart's Office

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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

That part of Lot 2 in Circuit Court Partition of the South ½ of the South ½ of the Southeast ¼ of Section 31, Township 41 North, Range 14 East of the Third Principal Meridian, which lies West of Ridge Road and East of the West 552 feet of said Lot 2, in Cook County, Illinois.

Parcel 2:

That part of Lots 6 and 7 described as beginning at the Southeast corner of said Lot 7; thence West along the South line of said lot 7, 106.0 feet; thence North perpendicular to the South line of said Lot 7, 48.84 feet to a point on the South of the North 95.36 feet of said Lot 6; thence East parallel to the North line of said Lot 6, 90.62 feet to the Northeasterly line of said Lot 6; thence Southeasterly along the Northeasterly line of said Lots 6 and 7, 51.24 feet to the place of beginning in John Becker's Addition to Chicago being a subdivision in the Southwest ¼ of the Southeast % of Section 31, Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Address of Property:

6450 North Kidge Avenue

Chicago, IL 60625

Permanent Index Nos.:

11-31-401-068-0000

11-31-401-088-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

GENERAL REAL ESTATE TAXES NOT YET DUE OR PAYABLE.

RIGHTS OF THE PUBLIC, OF THE CITY OF CHICAGO AND OF THE STATE OF ILLINOIS, IN AND TO SO MUCH OF THE LAND AS FALLS IN AND IS NOW BEING USED AS A PART OF RIDGE ROAD (AFFECTS PARCEL 1).

EASEMENT OVER THE SOUTH 8 FEET AND THE WEST 6 FEET OF THE LAND FOR INGRESS AND ECRESS IN FAVOR OF THE LAND LYING WEST AND ADJOINING PARCEL 1 AS CONTAINED IN GRANT DATED MAY 3, 1960 AND RECORDED MAY 13, 1960 AS DOCUMENT 17854646 (AFFECTS PARCEL 1).

POSSIBLE EASEMENT FOR PUBLIC UTILITIES AS DISCLOSED BY UTILITY POLES ON THE SOUTH LINE OF THE LAND.