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Doc#: 0700526173 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 01/05/2007 03:31 PM Pg: 1 of 4

06-02213

WARRANTY DEED

fall

Prepared by:
Patrick C. Turner
MAURIDES & FOLEY, L.L.C.
2 North LaSalle Street
Suite 1800
Chicago, Illinois 60602

THIS WARRANTY DEED, made this 13th day of December, 2006 between GRANTOR, 1748 RIDGE ROAD, LLC, formerly known as Korngroot and Clark, LLC, A/K/A Korngoot and Clark, LLC a limited liability company, created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and GRANTEE, HOMEWOOD-CHICAGO HEIGHTS GROUP VENTURE, LLC, a limited liability company, created and existing under and by virtue of the laws of the State of Illinois, party of the second part. 4

WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE, WARRANT AND CONVEY unto the said party of the second part, and to its heirs and assigns, FOREVER, the following described real estate ("Property") situated in the County of Cook and State of Illinois:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances, unto the party of the second part and his successors forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that the said premises, against all persons lawfully claiming or to claim the same through or under it, the party of the first part

WILL WARRANT AND DEFEND, SUBJECT TO:(a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, or any; (d) existing leases and tenancies; (e) special taxes or assessments for improvements not yet completed, (f) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; and (g) general taxes for the year 2006 and subsequent years.

PREMIER TITLE

HKF

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Address of Property: 1748 Ridge Road, Homewood, IL

Permanent Real Estate Index Numbers: 29-31-406-014 and 29-31-406-015

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunder affixed, and has caused its name to be signed to these presents by its Manager, the day and year first written above.

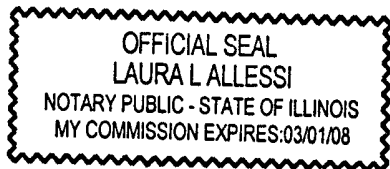
1748 RIDGE ROAD, LLC

By: *Eric S Korngoot*
Eric Korngoot, Manager

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY, that Eric Korngoot, personally known to me to be the Manager of GRANTOR and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of December 2006.



Laura L Alessi
Notary Public

Mail To:
Homewood-Chicago Heights Group Venture, LLC
30 N. LaSalle, Suite 3000
Chicago, Illinois 60608

Name and Address of Taxpayer:
Homewood-Chicago Heights Group Venture, LLC
30 N. LaSalle, Suite 3000
Chicago, Illinois 60608

COUNTY TAX REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX DEC. 27. 06	REAL ESTATE TRANSFER TAX 00177.50 FP 103042	STATE TAX REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS DEC. 27. 06	REAL ESTATE TRANSFER TAX 00355.00 FP 103041
	# 000001675			# 000004003	

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LEGAL DESCRIPTION

THE WEST 26 FEET 10 INCHES OF THE EAST 76 FEET 6 INCHES OF THE SOUTH 198.4 FEET OF LOT 2 AND THE WEST 28 FEET 6 INCHES OF THE SOUTH 198.4 FEET OF LOT 2 IN A SUBDIVISION OF THE EAST 312 FEET OF THE WEST 342 FEET OF THE SOUTH 360 FEET OF THAT PART LYING NORTH OF THE NORTH LINE OF MAIN STREET OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 1748 Ridge Road, Homewood, IL 60430

PIN: 29-31-406-014-0000 (1 of 2)
29-31-406-015-0000 (2 of 2)

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

} SS

COUNTY OF COOK

YORNA Zwetzig, being duly sworn on oath, states that she resides at 1350 W. North West Hwy, ARLINGTON HILLS, ILL 60004 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
OR
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or sub division of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement or access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. 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 public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE 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.

Yorna Zwetzig

SUBSCRIBED AND SWORN to before me

this 21st day of December, 2006

Kathy Jones
Notary public

