

# UNOFFICIAL COPY

This Instrument Prepared by:

Jeffrey D. Friedman  
Seyfarth Shaw  
131 S. Dearborn, Suite 2400  
Chicago, Illinois 60603



Doc#: 0703733087 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/08/2007 09:00 AM Pg: 1 of 5

This deed exempt under Paragraph (e)  
Section 45 of the Illinois Real Estate  
Transfer Tax Law

1075 8369/02 DZ AEM

## WARRANTY DEED (Illinois)

The Grantor 42<sup>ND</sup> ASHLAND VENTURE, L.L.C., an Illinois limited liability company, for and in consideration of Ten and 00/100 (\$10.00) DOLLARS in hand paid, CONVEYS and WARRANTS to 42<sup>ND</sup> ASHLAND, LLC, a(n) Illinois limited liability company, having an address at 2421 Simpson Street, Evanston, Illinois, the real estate which is described more fully on **Exhibit A** attached hereto (the "Property") and which is situated in the County of Cook in the State of Illinois, TO HAVE AND TO HOLD said Property forever.

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Grantor, for itself, and its successors, hereby covenants and agrees that it WILL WARRANT AND DEFEND the Property against all persons lawfully claiming, or to claim any interest in Property except for general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements.

Grantor has caused this Warranty Deed to be executed and delivered as of the 27<sup>th</sup> Day Of January, 2007

42<sup>ND</sup> ASHLAND VENTURE, L.L.C., an Illinois limited liability company

By: 42<sup>ND</sup> ASHLAND, LLC, a(n) Illinois limited liability company  
Its Mananger

By: RS  
Robert Stephen Qualkinbush, Member

Box 400-CTCC

Mail To:  
Jeffrey D. Friedman  
Seyfarth Shaw LLP  
131 South Dearborn, Suite 2400  
Chicago, Illinois 60603

Send Subsequent Tax Bills To:  
42<sup>nd</sup> Ashland, LLC  
c/o R. Stephen Qualkinbush  
2421 Simpson Street  
Evanston, Illinois 60201

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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 Robert Stephen Qualkinbush, Member, of 42<sup>ND</sup> ASHLAND, LLC, an Illinois limited liability company, personally known to me to be the person whose name is subscribed to the foregoing Warranty Deed, appeared before me this day in person and acknowledged that he signed and delivered said Deed as his free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 26<sup>th</sup> Day Of January, 2007



*Jacqueline D. Butler*  
\_\_\_\_\_  
Notary Public

Commission expires: 10-21-2009

Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 11 IN WILSHIRE'S SUBDIVISION OF THE SOUTH 12.499 ACRES OF THE EAST 50 ACRES OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART CONVEYED TO OR CONDEMNED BY THE CITY OF CHICAGO FOR WIDENING OF ASHLAND AVENUE.

#### PARCEL 2:

LOTS 1, 2 AND 3 AND THE NORTH 1/2 OF THE PRIVATE ALLEY SOUTH OF AND ADJOINING SAID LOTS 1, 2 AND 3, ALL IN THE SUBDIVISION OF LOTS 43, 44, 45, 46, 47 AND 48 IN M. AND G. WILSHIRE'S SUBDIVISION OF THE SOUTH 12.499 ACRES OF THE EAST 50 ACRES OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

A PARCEL OF LAND 16.00 FEET WIDE, WEST OF AND ADJOINING THE WEST LINE OF LOTS 1, 2, 3 AND 4 IN WILSHIRE'S SUBDIVISION OF THE SOUTH 12.499 ACRES OF THE EAST 50 ACRES OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; LYING NORTH OF THE SOUTH LINE EXTENDED EAST OF LOT 1 IN THE SUBDIVISION OF LOTS 43, 44, 45, 46, 47 AND 48 IN WILSHIRE'S SUBDIVISION AFORESAID; LYING SOUTH OF THE NORTH LINE EXTENDED EAST OF SAID LOT 1 IN THE SUBDIVISION OF LOTS 43 TO 48, INCLUSIVE IN WILSHIRE'S SUBDIVISION AFORESAID AND LYING EAST OF AND ADJOINING THE EAST LINE OF THE SAID LOT 1 IN THE SUBDIVISION OF LOTS 43 TO 48, INCLUSIVE IN WILSHIRE'S SUBDIVISION, AFORESAID, IN COOK COUNTY, ILLINOIS;

THE SAID PARCEL BEING THE SAME 96.70 FEET NORTHERLY PART OF A NORTH/SOUTH PUBLIC ALLEY VACATED BY CITY OF CHICAGO ORDINANCE DEPOSITED WITH THE CITY CLERK NOVEMBER 2, 1927, A COPY OF WHICH WAS RECORDED DECEMBER 1, 1927 AS DOCUMENT 9857332.

#### PARCEL 4:

LOT 4 AND THE NORTH 1/2 OF THAT PART OF THE PRIVATE ALLEY SOUTH OF AND ADJOINING SAID LOT 4 IN THE RESUBDIVISION OF LOTS 43 TO 48 BOTH INCLUSIVE IN THE SUBDIVISION OF THE SOUTH 12.499 ACRES OF THE EAST 50 ACRES OF THE NORTH EAST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

Permanent Real Estate Index Number(s):

20-06-201-001-0000  
20-06-201-002-0000  
20-06-201-003-0000  
20-06-201-004-0000  
20-06-201-019-0000  
20-06-201-020-0000  
20-06-201-021-0000  
20-06-201-022-0000  
20-06-201-023-0000  
20-06-201-024-0000  
20-06-201-025-0000  
20-06-201-026-0000

Address of Real Estate: 4200 S. Ashland, Chicago, Illinois

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: January 26, 2007

Signature: RS  
(Grantor or Agent)

SUBSCRIBED and SWORN  
to before me this 26<sup>th</sup> day  
of January, 2007.

Jacqueline D. Butler  
Notary Public



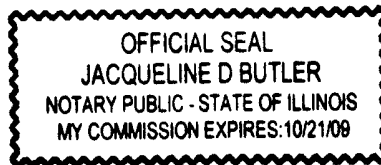
The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: January 26, 2007

Signature: RS  
(Grantee or Agent)

SUBSCRIBED and SWORN  
to before me this 26<sup>th</sup> day  
of January, 2007.

Jacqueline D. Butler  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]