

# UNOFFICIAL COPY



Doc#: 0713644065 Fee: \$34.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/18/2007 02:53 PM Pg: 1 of 6

## SPECIAL WARRANTY DEED

Individual to LLC

The Grantor, Michael J. McGrath, a married person, ("Grantor"), for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto

845 E. Chicago Street, 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 ("Grantee")

Whose address is 845 E. Chicago Street, Elgin, IL 60120, and to its successors and assigns, **FOREVER**, all the following described tenant in common undivided interest in the real estate situated in the County of Kane and the State of Illinois, to wit:

See Exhibit A attached hereto

Permanent Index Nos.: 06-18-302-069

Address of Real Estate: 845 E. Chicago Street, Elgin, IL 60120



Together with the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors 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 charges, except as herein recited; and that it **WILL WARRANT AND DEFEND**, the said premises against all persons lawfully claiming, or to claim the same, by through or under it subject only to:

1. General real estate taxes for 2006 and subsequent years; and
2. Covenants, conditions, easements and restrictions specified on Exhibit B attached hereto;

**GRANTOR WARRANTS THE REAL ESTATE CONVEYED IS A COMMERCIAL BUILDING AND IS NOT THE HOMESTEAD OF GRANTOR OR HIS SPOUSE.**

**IN WITNESS WHEREOF**, said Grantor has signed his name to these presents this 14<sup>th</sup> day of May, 2007.

232906  
Fatch # 1648225  
TJ 10fa oel

MICHAEL J. MCGRATH

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State of Illinois )  
                          )       SS  
County of Kane    )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that MICHAEL J. MCGRATH, a married person, is 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 acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act and deed, for the uses and purposes therein set forth.

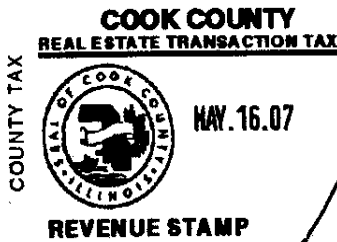
Given under my hand and notarial seal, this 14<sup>th</sup> day of May, 2007.

*Roger K. Frandsen*  
Notary



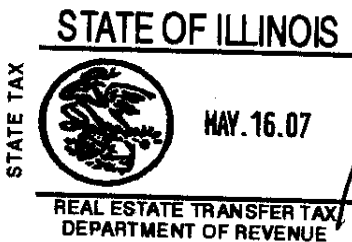
Prepared by: Roger K. Frandsen, Esq., 2425 Royal Boulevard, Elgin, IL 60123  
Mail tax bills to: 845 E. Chicago Street, LLC, 845 E. Chicago Street, Elgin, IL 60120  
After recording send Deed to: ~~845 E. Chicago Street, LLC, 845 E. Chicago Street, Elgin, IL 60120~~

*ANSARI & ANSARI  
1411 W. PETERSON ST 202  
PARK RIDGE IL 60068*



REAL ESTATE TRANSFER TAX
00700.00
FP 103042

# 0000024207



REAL ESTATE TRANSFER TAX
01400.00
FP 103037

# 0000017984

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## EXHIBIT A

### LEGAL DESCRIPTION

That part of the South half of Section 18, Township 41 North, Range 9, East of the Third Principal Meridian, described as follows:

Commencing at the Southeast corner of the Southwest quarter of Section 18; thence West, along the South line of said Section 18, 638 feet to the Southeast corner of a 14 acre tract or lot sold by Grote and Church to Jay Legge; thence North 7 degrees 55 minutes East, 516 feet; thence North 82 degrees 5 minutes West, 520.7 feet to the Westerly line of Lot 9 of the County Clerks Division of unsubdivided lots in Section 18, Township 41 North, Range 9; thence North 7 degrees 55 minutes East, along said Westerly line, a distance of 999.18 feet to the Southerly line of State Route 19; thence Northwesterly, along the Southerly line of State Route 19, a distance of 575.2 feet for the place of beginning; thence continuing Northwesterly, along said Southerly line, a distance of 341.17 feet to the Easterly line of Lot 19 in County Clerks Division and also 307.38 feet by various Deeds and 308.38 feet, by measured, Easterly of the center line of Willard Avenue as measured along the Southerly line of State Route 19 (Chicago Road); thence South, along the East line of Lot 19 in the County Clerks Division, a distance of 502.94 feet, to a point on a line that is 500 feet Southerly of (measured at right angles thereto) and parallel with center line of State Route 19; thence Southeasterly, along said parallel line, a distance of 154.51 feet to a point on a line that is drawn at right angles to the Southerly line of State Route 19 and passes through the place of beginning; thence Northerly, at right angles to the last described course, a distance of 467.0 feet to the place of beginning, in Cook County, Illinois.

PIN: 06-18-302-069

Cook County Clerk's Office

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## EXHIBIT B

### Permitted Title Exceptions

1. General taxes for 2006 and subsequent years;
2. Existing unrecorded lease, with Presta Lincoln Mercury, Inc and any persons claiming thereunder, and rights of parties in possession under such unrecorded lease;
3. Covenants, conditions and restrictions contained in Warranty Deed dated April 15, 1985 and recorded May 11, 1985 as Document No. 85099836 recorded in the Cook County Recorder's office.
4. Drainageways, drainage tiles, laterals and feeders.
5. Environmental Disclosure documents of record.
6. The Mortgage from Grantee to Grantor's Trust;
7. Easement Parcel in favor of the Department of Transportation of the State of Illinois for and on behalf of the People of the State of Illinois recorded February 21, 2007 as document 0705231062, for a perpetual easement over the following described land:

That part of the South half of Section 18, Township 41 North, Range 9, East of the Third Principal Meridian, described as follows:

Commencing at the Southeast corner of the Southwest quarter of Section 18, thence South 88 degrees 04 minutes 48 seconds West, 194.590 meters (638.42 feet) (638 feet Deed) (bearings assumed for description purposes only), along the South line of said Southwest quarter; hence North 6 degrees 42 minutes 48 seconds East, 157.277 meters (516 feet); thence North 83 degrees 17 minutes 12 seconds West, 158.709 meters (520.70 feet); thence North 6 degrees 42 minutes 48 seconds East, 273.512 meters, (897.35 feet), (899.18 feet Deed) to the existing South right-of-way line of

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Chicago-Elgin Road (Illinois Route 19); thence North 68 degrees 15 minutes 43 seconds West, 175.214 meters, (574.85 feet), (575.2 feet Deed) along said right-of-way line for the point of beginning; thence South 21 degrees 44 minutes 17 seconds West, 6.942 meters, (22.77 feet) to a point 17.000 meters (55.77 feet) normally distant Southerly from the survey line for FAU Route 1321; thence North 68 degrees 15 minutes 43 seconds West, 100.259 meters (328.93 feet), parallel with said survey line, to the East line of Lot 1 of Hoffman Resubdivision, recorded December 10, 1997 as document no. 97926124; thence North 0 degrees 04 minutes 08 seconds West, 7.477 meters (24.53 feet) along said East line and the Northerly extension of said line, to the existing South right-of-way line of Chicago-Elgin Road; thence South 68 degrees 15 minutes 43 seconds East, 103.036 meters (338.04 feet) along said right-of-way line to the point of beginning, all in Cook County, Illinois.

8. Easements, or claims of easements, not shown by the public records;
9. Encroachments, overlap, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises, including those shown on the Stettner and Associates Survey dated April 24, 2007.

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## PLAT ACT AFFIDAVIT

State of Illinois

} SS.

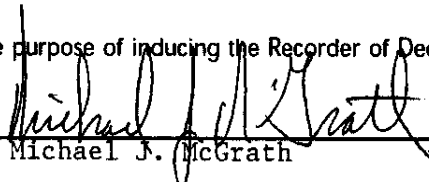
County of Cook

Michael J. McGrath, being duly sworn on oath, states that he resides at 1250 W. Division, Chicago, IL 60622 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 subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions 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 easements of 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 a 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.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

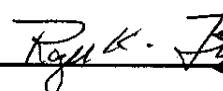
CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

  
 \_\_\_\_\_  
 Michael J. McGrath

SUBSCRIBED and SWORN to before me

this 14th day of May, 2007.

  
 \_\_\_\_\_  
 OFFICIAL SEAL  
 ROGER K. FRANSEN  
 NOTARY PUBLIC, STATE OF ILLINOIS  
 My Commission Expires Aug. 27, 2008