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Doc#: 0720760050 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/26/2007 02:40 PM Pg: 1 of 6

**This Instrument Prepared By
And Upon Recordation Return to:**

John J. Kobus, Jr., Esq.
Burke, Warren, MacKay & Serritella, P.C.
330 N. Wabash, 22nd Floor
Chicago, Illinois 60611

WARRANTY DEED

THIS INSTRUMENT made this 18 day of July 2007, between RUTLEDGE SMITH, a single man whose address is 870 N. Franklin Street, Chicago, Illinois 60610 (the "Grantor") and 150 BIRCH, LLC, an Illinois limited liability company, whose address is 870 N. Franklin Street, Chicago, Illinois 60610 (the "Grantee"), **WITNESSETH**, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does **CONVEYS AND WARRANTS** unto the Grantee and to its heirs and assigns, **FOREVER**, all the following described real estate ("Real Estate"), situated in the County of Cook, and State of Illinois, as more fully described in "Exhibit A" attached hereto and made a part hereof.

Together with all and singular the easements, tenements, 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 Grantor, either in law or equity, of, in and to the above-described premises, with the hereditaments and appurtenances. **TO HAVE AND TO HOLD** said premises with the appurtenances, upon said 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 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, by, through or under it, it **WILL WARRANT AND DEFEND**, subject to Permitted Exceptions noted on "Exhibit B" attached hereto and made a part hereof.

In Witness Whereof, said Grantor has caused his name to be signed to these presents the day and year first above written.


Rutledge Smith

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STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

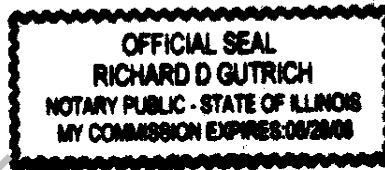
I, the undersigned, a Notary Public in and for the said County and State aforesaid, do hereby certify that Rutledge Smith, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and NOTARIAL SEAL this 18th day of July 2007.

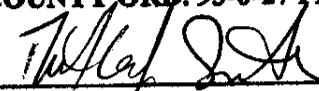


NOTARY PUBLIC

Mail Tax Bills to:
150 Birch LLC
870 N. Franklin Street
Chicago, Illinois 60610



EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW 35 ILCS 200/31-45 SUB PAR. E AND COOK COUNTY ORD. 93-0-27 PAR. E.

SIGNATURE: 
DATE: 7-24-07

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EXHIBIT A

LEGAL DESCRIPTION

ALL THAT PART OF THE EAST 233 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20, WHICH MEASURED ALONG SAID EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20, IS 353.4 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THENCE NORTH 510 DEGREES 24 MINUTES WEST TO THE INTERSECTION WITH A LINE 233 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THENCE NORTH ALONG SAID LINE 233 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20; 33.84 FEET TO THE INTERSECTION WITH A LINE 738.6 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THENCE EAST ALONG SAID LINE, 738.6 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20, 233 FEET TO SAID EAST LINE OF SAID SOUTHWEST 1/4 OF SOUTHEAST 1/4 OF SAID SECTION 20; THENCE SOUTH ALONG SAID EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20, TO THE PLACE OF BEGINNING, (EXCEPT THAT PART THEREOF TAKEN FOR STREET), IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 05-20-407-025-0000 and
05-20-407-025-0000

COMMONLY KNOWN AS: 150 Birch Street, Winnetka, Illinois

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EXHIBIT B

1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
5. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
6. TAXES FOR THE YEARS 2006 AND 2007.
7. RIGHTS OF THE PUBLIC AND THE VILLAGE OF WINNETKA IN AND TO THAT PART OF THE LAND FALLING IN BIRCH STREET.
8. EASEMENT FOR THE CONSTRUCTION, RECONSTRUCTION, REPAIR, MAINTENANCE AND OPERATION OF AN INTERCEPTING SEWER AS CREATED BY GRANT RECORDED AS DOCUMENT NO 5503930.
9. MORTGAGE AND ASSIGNMENT OF RENTS TO CAMBRIDGE BANK, DATED JUNE 11, 2007.

UNOFFICIAL COPY**RECORDER OF DEEDS OF COOK COUNTY
AFFIDAVIT - PLAT ACT**

STATE OF ILLINOIS

COUNTY OF _____

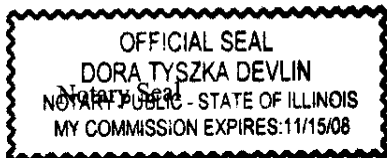
} } SS.

John J. Kobus, being duly sworn on oath, states that he resides at Burke, Warren, MacKay & Serritella, P. C., 330 N. Wabash, 22nd Floor, Chicago, Illinois. 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, 1999.
- 2 The sale or exchange is of an entire tract of land not being a part of a larger tract of land
3. The division or subdivision of land is into parcels or tracts of 5 acres or more in size, which does not involve any new streets, or easements of access.
4. The division is of lots or blocks of less than 1 acre in a recorded subdivision, which does not involve any new streets or easements of access.
5. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
6. The conveyance is of parcels of land or interest therein for use as a right-of-way for railroads or other public utility facilities, which does not involve any new streets, or easements of access.
7. The conveyance is of land owned by a railroad or other public utility, which does not involve any new streets or easements of access.
8. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
9. The conveyance is made to correct descriptions in prior conveyances.
10. The sale or exchange is 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.
11. 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 NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED OR LEASE.

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



[Signature]
Representative

SUBSCRIBED AND SWORN TO BEFORE ME
this 26 day of July, 2007

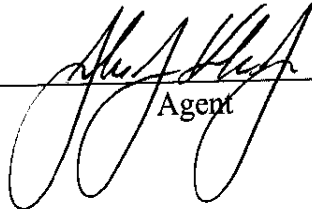
[Signature]

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STATEMENT BY GRANTOR AND GRANTEE

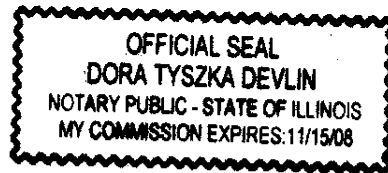
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: July 26, 2007


Agent

Subscribed and sworn to before me this 26 day of July, 2007.


(Notary Public)



The grantee or his 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: July 26, 2007.


Agent

Subscribed and sworn to before me this 26 day of July, 2007.


(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