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10FY

11057679



WARRANTY DEED

Doc#: 0721944058 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/07/2007 12:58 PM Pg: 1 of 3

GRANTOR, RIVER OAKS COMMERCIAL PLAZA, INC., an Illinois corporation having its principal place of business at 16460 Mayors Row, Orland Hills, IL 60477, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration hereby conveys and warrants to **GRANTEES**, Suhel Ayyad, residing at 4004 Center Avenue, P.O. Pox 548, Lyons, IL 60534 and Husein Suleiman, residing at 8426 Peterter Niles, IL 60714 as tenants in common, each with a fifty percent (50%) undivided interest the following described real estate situated in Cook County, Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as River Oaks Commercial Plaza or Sherwood Plaza, 668-772 River Oak Drive, Calumet City, IL 60409, PIN 30-19-202-005-0000 (Parcel 1) and 30-19-203-002-0000 (Parcel 2), subject to general real estate taxes not due and payable at the time of closing; outstanding leases, covenants, conditions, restrictions, building lines and easements of record.

GRANTOR:

RIVER OAKS COMMERCIAL PLAZA, INC.
An Illinois Corporation

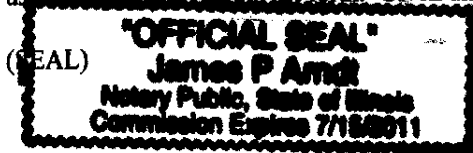
Dated: August 6, 2007

By: Khaldoun Atieh
Khaldoun Atieh, its President

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

The undersigned, a Notary Public in and for the State of Illinois, County of Cook, does hereby certify that Khaldoun Atieh, personally known to me to be the same person whose name appears in this Warranty Deed, appeared before me this sixth day of August, 2007, in person, and signed this Warranty Deed as his free and voluntary act, for the uses and purposes herein set forth. Given under my hand and Notarial Seal this sixth day of August, 2007.



James P. Arndt
Notary Public

This instrument prepared by: James P. Arndt, Attorney at Law, 777 Hinman Avenue, Suite 36, Evanston, IL 60202.

Subsequent tax bills to: Suhel Ayyad, 4004 Center Ave., PO Box 548, Lyons, IL 60534.

AFTER RECORDING RETURN TO: Michael A. Galason, 12607 S. Meade Ave, Unit 100, Palos Hts., IL 60463.

REAL ESTATE TRANSFER TAX

35032
Calumet City • City of Homes \$9,500
8-6-07

REAL ESTATE TRANSFER TAX

35032
Calumet City • City of Homes \$9,500
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Property Address: 668-702 RIVER OAKS DRIVE
CALUMET CITY, IL 60409

PIN #: 13-19-202-005-0000 13-19-203-002-0000

Parcel 1: the east 289.72 feet of the east 646.72 feet of the west 1/2 of the east 1/2 of the northeast 1/4 of section 19, township 36 north, range 15, east of the third principal meridian, lying north of the north line of U.S. Highway Number 6 (Schrum Road), in Cook County, Illinois.

Parcel 2: lot 2 and the north 8 feet of the vacated alley lying south of and adjoining said lot 2 in block 2 in Palisades Addition, being a subdivision of the east 1/4 of the northeast 1/4 of section 19, township 36 north, range 15, east of the third principal meridian, in Cook County, Illinois.

STATE TAX  AUG.-7.07 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 000001776	REAL ESTATE TRANSFER TAX
		04300.00
		FP 103037

COUNTY TAX COOK COUNTY REAL ESTATE TRANSACTION TAX  AUG.-7.07 REVENUE STAMP	# 0000029355	REAL ESTATE TRANSFER TAX
		02150.00
		FP 103042

CASE NUMBER 11057679

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PLAT ACT AFFIDAVIT

The undersigned, being duly sworn, makes the following statements and representations to LandAmerica Lawyers Title Insurance Corporation, to induce it to waive Exception 14 of Schedule B to its Commitment Number 11057679 pertaining to waiver of the requirements of the Illinois Plat Act with respect to Parcel 1 of the land, title to which is insured thereunder.

1. The division of said land into two parcels did not involve any new streets or easements of access; and
2. Said division created parcels of either a) five or more acres or b) a block of less than one acre.

Further affiant sayeth not.


Affiant: River Oaks Commercial Plaza, Inc.

By: 
Khaldoun Atieh, its President

Acknowledgement:

The undersigned, a Notary Public in and for the County of Cook, State of Illinois, hereby affirms that the aforesaid Khaldoun Atieh, known to me to be the same person whose name appears in this instrument, appeared before me this sixth day of August, 2007, and being duly sworn, affixed his signature hereto.

[SEAL]


Notary Public

