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Prepared by:

Joel Brosk
Brozosky & Brosk, P.C.
40 Skokie Blvd., #630
Northbrook, Illinois 60062

Doc#: 0725031048 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/07/2007 12:54 PM Pg: 1 of 6

186

Ticor Title Insurance SPECIAL WARRANTY DEED

THIS INDENTURE, made this 20th day of March, 2007 between **KOLMAR/GOLDSTEIN FAMILY LIMITED PARTNERSHIP**, a limited partnership 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, party of the first part and **ECONOMY, INC.** an Illinois Corporation whose address is 1819 N. Major St., Chicago, Illinois, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said partnership, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** until the said party of the second part, and to its heirs and assigns, **FOREVER**, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See EXHIBIT "A" attached hereto and made a part hereof.

SUBJECT TO: The covenants and conditions of record and taxes for 2007 and subsequent years.

Permanent Real Estate Index Numbers: 13-32-400-013-0000; 13-32-400-014-0000
13-32-400-015-0000; 13-32-400-016-0000

Address of Real Estate: 13-32-400-038 13-32-400-041
1819 N. Major St., Chicago, Illinois 60639

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 said party of the first part either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, his heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, his 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 incumbered 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 FOREVER DEFEND**.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents, the day and year first above written.

KOLMAR/GOLDSTEIN FAMILY LIMITED PARTNERSHIP

By: **DADDIO MANAGEMENT & INVESTMENT CORPORATION**
General Partner

By: *[Signature]*
MICHAEL GOLDSTEIN, President

BOX 15

[Handwritten mark]

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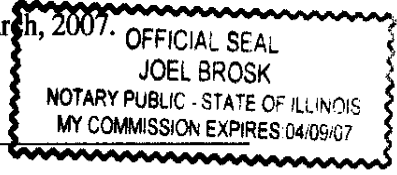
STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that **MICHAEL GOLDSTEIN**, President of **DADDIO MANAGEMENT and INVESTMENT CORPORATION**, General Partner of **KOLMAR/GOLDSTEIN FAMILY LIMITED PARTNERSHIP** 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 as such he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, 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 27th day of March, 2007.



Notary Public

I hereby declare that this deed represents a transaction exempt under the provisions of Paragraph , Section 4 of the Real Estate Transfer Tax Act.

March , 2007

JOEL BROSK

Mail to:
Keith Sherry
Sherry Law Partners, Ltd.
55 East Jackson Blvd., 21st Floor
Chicago, Illinois 60604

Exempt under provisions of Paragraph
Section 3, City of Chicago Municipal Code
3-33-070, Real Estate Transfer Ordinance

Send Tax Bill to:
John Spirello, Jr.
Economy, Inc.
1819 N. Major
Chicago, Illinois 60639

STATE OF ILLINOIS

STATE TAX

SEP.-7.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000040391

**REAL ESTATE
TRANSFER TAX**

02150,00

FP 102809

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX

SEP.-7.07

REVENUE STAMP

0000040249

**REAL ESTATE
TRANSFER TAX**

01075,00

FP 326707

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TICOR TITLE INSURANCE COMPANY

EXHIBIT A

ORDER NUMBER: 2000 990035377 N
 STREET ADDRESS: 1819 N. MAJOR
 CITY: CHICAGO COUNTY: COOK COUNTY
 TAX NUMBER:

LEGAL DESCRIPTION:

FEE SIMPLE ECONOMY 1 PARCEL:

THAT PART OF LOTS 1 AND 2 IN KEENEY INDUSTRIAL DISTRICT (BEING AN OWNERS' DIVISION) IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON A LINE DRAWN PARALLEL WITH AND 859.34 FEET EAST OF THE WEST LINE OF LOT 3 IN SAID KEENEY INDUSTRIAL DISTRICT (SAID WEST LINE OF LOT 3 BEING THE EAST LINE OF MONITOR AVENUE), SAID POINT BEING 41.0 FEET SOUTH OF THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 89 DEGREES 44 MINUTES 54 SECONDS EAST (ASSUMED BEARING), PARALLEL WITH THE NORTH LINE OF SAID LOT 2, 47.90 FEET; THENCE SOUTH 0 DEGREES 09 MINUTES 29 SECONDS EAST, 10.0 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 54 SECONDS EAST, 198.75 FEET; THENCE SOUTH 0 DEGREES 15 MINUTES 02 SECONDS WEST, 66.0 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 55 SECONDS WEST, 0.45 FEET; THENCE SOUTH 0 DEGREES 12 MINUTES 18 SECONDS WEST, 129.52 FEET FOR A PLACE OF BEGINNING; THENCE SOUTH 0 DEGREES 12 MINUTES 18 SECONDS WEST, 41.76 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 03 SECONDS EAST, 98.42 FEET; THENCE SOUTH 0 DEGREES 05 MINUTES 57 SECONDS EAST, 153.53 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 00 SECONDS WEST, 147.10 FEET; THENCE SOUTH 0 DEGREES 05 MINUTES 57 SECONDS EAST, 156.05 FEET TO A POINT ON A LINE 165.78 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 42 MINUTES 47 SECONDS WEST, 87.77 FEET TO A POINT ON THE EAST LINE OF AN EASEMENT FOR A PRIVATE STREET PER DOCUMENT NO. 13682555; THENCE NORTH 0 DEGREES 09 MINUTES 29 SECONDS WEST, ALONG SAID EAST LINE, 326.18 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 31 SECONDS EAST, 0.86 FEET; THENCE NORTH 0 DEGREES 05 MINUTES 57 SECONDS WEST, 23.73 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 03 SECONDS EAST, 136.15 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF FEE SIMPLE ECONOMY 1 PARCEL FOR PRIVATE STREET 50 FEET IN WIDTH, COMMONLY KNOWN AS NORTH MAJOR AVENUE, AS SET FORTH IN DEEDS RECORDED AS DOCUMENTS NO. 12417835, 13655073, 13933934 AND, PARTICULARLY, 16716054, WHICH SAID PRIVATE STREET EXTENDS OVER THE PREMISES DESCRIBED AS FOLLOWS:

A STRIP OF LAND 50 FEET WIDE IN SAID LOT 2 OF KEENEY INDUSTRIAL DISTRICT, THE CENTER LINE OF SAID 50 FOOT STRIP COMMENCING AT A POINT IN A LINE 932.24 FEET EAST OF THE AND PARALLEL TO THE WEST LINE OF LOTS 3 AND 4 IN SAID KEENEY INDUSTRIAL DISTRICT, WHICH SAID POINT IS 643.07 FEET NORTH OF THE SOUTH LINE OF SAID LOT 2 AND RUNNING THENCE SOUTH ALONG SAID PARALLEL LINE 643.07 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID LOT 2, AND CONNECTS WITH BLOOMINGDALE AVENUE.

UNOFFICIAL COPY**TICOR TITLE INSURANCE COMPANY**

ORDER NUMBER: 2000 990035377 N

STREET ADDRESS: 1819 N. MAJOR

CITY: CHICAGO

COUNTY: COOK COUNTY

TAX NUMBER:

LEGAL DESCRIPTION:

FEE SIMPLE ECONOMY 2 PARCEL:

THAT PART OF LOTS 1 AND 2 IN KEENEY INDUSTRIAL DISTRICT (BEING AN OWNERS' DIVISION) IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON A LINE DRAWN PARALLEL WITH AND 859.34 FEET EAST OF THE WEST LINE OF LOT 3 IN SAID KEENEY INDUSTRIAL DISTRICT (SAID WEST LINE OF LOT 3 BEING THE EAST LINE OF MONITOR AVENUE), SAID POINT BEING 41.0 FEET SOUTH OF THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 89 DEGREES 44 MINUTES 54 SECONDS EAST (ASSUMED BEARING), PARALLEL WITH THE NORTH LINE OF SAID LOT 2, 47.90 FEET; THENCE SOUTH 0 DEGREES 09 MINUTES 29 SECONDS EAST, 10.0 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 54 SECONDS EAST, 188.75 FEET; THENCE SOUTH 0 DEGREES 15 MINUTES 02 SECONDS WEST, 66.0 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 55 SECONDS WEST, 0.45 FEET; THENCE SOUTH 0 DEGREES 12 MINUTES 18 SECONDS WEST, 129.52 FEET; THENCE SOUTH 0 DEGREES 12 MINUTES 18 SECONDS WEST, 41.96 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 03 SECONDS EAST, 98.42 FEET; THENCE SOUTH 0 DEGREES 05 MINUTES 57 SECONDS EAST, 153.53 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 00 SECONDS WEST, 147.10 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 42 MINUTES 00 SECONDS EAST, 492.25 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE SOUTH 0 DEGREES 14 MINUTES 39 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, 155.94 FEET TO A POINT THAT IS 165.78 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 42 MINUTES 47 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, 492.64 FEET; THENCE NORTH 0 DEGREES 05 MINUTES 57 SECONDS WEST, 156.05 FEET TO THE POINT OF BEGINNING. IN COOK COUNTY, ILLINOIS.

PARCEL 4:

SPRINKLER EASEMENT:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF ECONOMY 1 PARCEL AND ECONOMY 2 PARCEL FOR MAINTENANCE, OPERATION AND IMPROVEMENT OF THE SPRINKLER/FIRE ATTENUATION SYSTEM AS CREATED BY THE SPRINKLER MAINTENANCE AGREEMENT BETWEEN KOLMAR/GOLDSTEIN FAMILY LIMITED PARTNERSHIP AND 1819 N. MAJOR LLC RECORDED SEPTEMBER 29, 2006 AS DOCUMENT NO. 0627231087 AND THE AMENDMENT THERETO WITH P & E COMMERCIAL PROPERTIES, LLC, RECORDED AUGUST 15, 2007 AS DOCUMENT NO. 0722722028 AND THE SECOND AMENDMENT THERETO WITH ECONOMY, INC. RECORDED ~ ____ AS DOCUMENT NO. ~ ____.

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TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 990035377 N
 STREET ADDRESS: 1819 N. MAJEA
 CITY: CHICAGO COUNTY: COOK COUNTY
 TAX NUMBER:

LEGAL DESCRIPTION:

ECONOMY PARKING AREA:

THAT PART OF LOTS 2 AND 3 IN KEENEY INDUSTRIAL DISTRICT (BEING AN OWNERS' DIVISION) IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON A LINE DRAWN PARALLEL WITH AND 859.34 FEET EAST OF THE WEST LINE OF LOT 3 IN SAID KEENEY INDUSTRIAL DISTRICT (SAID WEST LINE OF LOT 3 BEING THE EAST LINE OF MONITOR AVENUE) SAID POINT BEING 41.0 FEET SOUTH OF THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 0 DEGREES 13 MINUTES 46 SECONDS WEST, 13.45 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 26 SECONDS WEST, 353.12 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 16 MINUTES 55 SECONDS WEST, 16.0 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 05 SECONDS EAST, 230.25 FEET; THENCE SOUTH 0 DEGREES 16 MINUTES 55 SECONDS WEST, 113.01 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 18 SECONDS WEST, 250.52 FEET; THENCE NORTH 75 DEGREES 08 MINUTES 25 SECONDS WEST, 64.38 FEET; THENCE NORTH 61 DEGREES 45 MINUTES 08 SECONDS WEST, 82.52 FEET; THENCE SOUTH 51 DEGREES 40 MINUTES 28 SECONDS WEST, 34.93 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 485.52 FEET, AN ARC LENGTH OF 89.41 FEET; THENCE NORTH 41 DEGREES 03 MINUTES 20 SECONDS EAST, 34.0 FEET; THENCE NORTH 5 DEGREES 29 MINUTES 04 SECONDS EAST, 16.39 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 26 SECONDS EAST, 225.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EASEMENT FOR ACCESS FROM FEE SIMPLE ECONOMY 1 PARCEL AND FEE SIMPLE ECONOMY 2 PARCEL TO ECONOMY PARKING AREA AS CREATED BY EASEMENT AGREEMENT BETWEEN KOLMAR/GOLDSTEIN FAMILY LIMITED PARTNERSHIP AND ECONOMY, INC. RECORDED ~ _____ AS DOCUMENT NO. ~ _____.

PERM TAX#

- 13-32-400-013
- 13-32-400-014
- 13-32-400-015
- 13-32-400-016
- 13-32-400-038
- 13-32-400-041

* * * * *

EACH AFFECTS PART AND OTHER PROPERTY

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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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 3/23, 2007 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Agent
this 23rd day of March
2007.



[Signature]
Notary Public

The grantor 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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 3/23, 2007 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said Agent
this 23rd day of March
2007.



[Signature]
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.]