



Doc#: 0734133079 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/07/2007 10:53 AM Pg: 1 of 4

WARRANTY DEED

GRANTOR, B&J Real Estate, L.L.C., an Illinois limited liability company, with its principal place of business located at 2125 Gardner Road, Broadview, Illinois, 60155, for and in consideration of Ten and no/100 Dollars, in hand paid, CONVEYS and WARRANTS TO

GRANTEE, BLD Real Estate LLC, a Delaware limited liability company, with its principal place of business to be located at 2125 Gardner Road, Broadview, Illinois 60155, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THAT PART OF LOT 16 LYING WEST OF THE WEST RIGHT OF WAY LINE OF INDIANA HARBOR BELT RAILROAD COMPANY (EXCEPT THAT PART TAKEN FOR ROOSEVELT ROAD) IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to the permitted title exceptions described in Exhibit "B" hereto.

Permanent Real Estate Index Numbers: 15-16-420-004-0000 and 15-16-420-005-0000

Address of Real Estate: 2101-2125 Gardner Road, Broadview, Illinois 60155

Dated this 20th day of November, 2007.

B&J Real Estate, L.L.C., an Illinois limited liability company

By: Bernard L. Downey
Bernard L. Downey, Manager

27072962
8372560
2009

BOX 333-CP

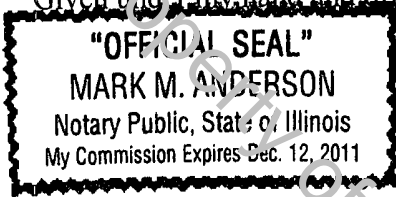
4 13

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Bernard L. Downey, one of the Managers of B&J Real Estate, L.L.C., 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 the said instrument as his free and voluntary act, for the uses and purposes therein set forth and as the free and voluntary act of such limited liability company.

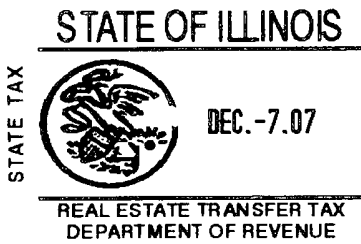
Given under my hand and official seal, this 30th day of November, 2007.



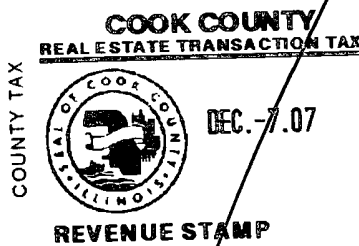
Mark M. Anderson
 Notary Public

Prepared by: Mark M. Anderson, O'Halloran Kosoff Geitner & Cook, LLC
 650 Dundee Rd., Suite 475, Northbrook, Illinois 60062

Tax bill and
 return to: BLD Real Estate LLC, 2125 Gardner Road, Broadview, Illinois 60155



| | |
|--------------|-----------------------------|
| # 8000045855 | REAL ESTATE TRANSFER TAX |
| | 1050000 |
| | FP 103032 |



| | |
|--------------|-----------------------------|
| # 0000045963 | REAL ESTATE TRANSFER TAX |
| | 0525000 |
| | FP 103034 |

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Zoning, subdivision, building, land use, and environmental laws, ordinances, restrictions, resolutions, orders and regulations and all ordinances, laws, regulations and orders of all federal, state, county, municipal or other governments, agencies, boards, bureaus, commissions, authorities and bodies now or hereafter having or acquiring jurisdiction of the Property and the use and improvement thereof, none of which materially interfere with the intended use of the Property or the ordinary conduct of the Business conducted thereon and none of which result in material diminution in value of the Property.
2. Special assessments now or hereafter becoming a lien.
3. General property taxes for 2006 (second installment) and all subsequent years.
4. Schedule B title exception numbers K(20), L(21), N(22), O(23), P(24), Q(25), V(26), AI(35) and AJ(36) shown in Commitment for Title Insurance No. 1409008372560 issued by the Title Company on September 17, 2007.

Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

} SS.

COUNTY OF COOK

B:J Real Estate, L.L.C., being duly sworn on oath, states that its principal place of business is located at 43 Tarpaulin Lakes Dr., Westwood, IL 60559. 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 easement 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.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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

B:J Real Estate L.L.C.
[Signature]

SUBSCRIBED and SWORN to before me

this 30th day of November 2007

[Signature]
Notary Public

