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Doc#: 0803033025 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/30/2008 08:58 AM Pg: 1 of 4

SEND FUTURE TAX BILLS TO:

800 HILLGROVE, LLC
FOUR PARKWAY NORTH
SUITE 170
DEERFIELD, ILLINOIS 60015

THIS DOCUMENT WAS PREPARED BY:

Klein Thorpe and Jenkins, Ltd.
20 North Wacker Drive, Suite 1660
Chicago, Illinois 60606
Michael T. Jurusik, Esq.

AFTER RECORDING RETURN TO:

MICHAEL T. O'CONNOR
EUGENE & ASSOCIATES, LTD.
440 W. ROBERTSON #500
CHICAGO, ILLINOIS
60606

[The above space reserved for the County Recorder's Office]

THIS DEED IS EXEMPT FROM TAXATION UNDER THE PROVISIONS OF PARAGRAPH
B / SECTION 31-45, OF THE ILLINOIS REAL ESTATE TRANSFER
TAX ACT AND PARAGRAPH B / SECTION 7-2 OF THE COOK COUNTY
TRANSFER TAX ORDINANCE
DATE 1/23/08 GRANTOR / GRANTEE OR REPRESENTATIVE [Signature]

WARRANTY DEED

The Village of Western Springs, an Illinois municipal corporation (the "Grantor") for and in consideration of the sum of *TEN AND 00/100THS DOLLARS (\$10.00)* and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents **CONVEYS AND WARRANTS** unto 800 Hillgrove, L.L.C., and Illinois Limited Liability Company (the "Grantee"), the real property commonly known as 4352 Wolf Road, County of Cook, Western Springs, IL, and legally described in **Exhibit A** attached hereto and made a part hereof (herein called the "Property").

ADDRESS: 4352 Wolf Road, Western Springs, IL 60558
PIN: 18-06-405-029-0000

The Property is conveyed subject to: ²⁰⁰⁸~~2006~~ unpaid real estate taxes due and owing, and thereafter; covenants, conditions and restrictions of record; and private, public and utility encroachments that will be eliminated upon the demolition of any structures on the real estate; easements and roads and highways, if any (the "Permitted Exceptions"). The restrictive covenant set forth on **Exhibit A** attached hereto and made a part hereof is incorporated into this Warranty Deed as if fully set forth herein.

The Grantor is conveying and Grantee hereby accepts the Property in "AS-IS, WHERE-IS" condition, without any representations or warranties of any kind, express or implied, either oral or written

3392232 CTCC D1 Townhill / Chaffee 1873

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[Signature]

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other than as specifically set forth herein, made by Grantor or any agent or representative of Grantor with respect to the physical, environmental or structural condition of the Property, including but not limited to layout, square footage, zoning, use and occupancy restrictions, susceptibility to flooding or with respect to the existence or absence of toxic or hazardous materials, substances or wastes in, on, under or affecting the Property. The Grantor makes no warranty or representation whatsoever other than as specifically set forth herein and disclaims any implied warranty regarding the fitness for particular purpose, quality or merchantability of the Property or any portion thereof.

Grantee acknowledges and represents that it has inspected the Property and has made such investigation as it deemed appropriate into the conditions affecting the Property, including, without limitation, the conditions described in the preceding paragraph. In so doing, Grantee represents that it has retained, at Grantee's sole cost and expense, such experts and agents to assist in such due diligence inspections and investigations as it has deemed appropriate.

Grantor has executed this Warranty Deed as of the 23rd day of January, 2008

GRANTOR:
THE VILLAGE OF WESTERN SPRINGS

By: *John J. Lynch*
Name: John J. Lynch
Title: Village President

ACKNOWLEDGMENT

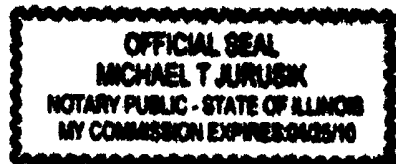
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public for said County and State, DO HEREBY CERTIFY, that John J. Lynch, personally known to me to be the Village President of the Village of Western Springs, an Illinois municipal corporation, and 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 in said capacity, he signed and delivered the said instrument, pursuant to authority given by the Village Board of Trustees 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 23rd day of January, 2008

Michael T Jurusik
Notary Public

My commission expires: 4/25/10



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EXHIBIT A Legal Description

Legal Description: LOT 36 IN BLOCK 8 IN WESTERN SPRINGS RESUBDIVISION OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 12 AND SECTIONS 31 AND 32, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Common Address: 4352 Wolf Road, Western Springs, Illinois 60558.

P.I.N.: 18-06-405-029.

This Real Estate has been conveyed by the Village to 800 Hillgrove, LLC for the express purpose of installing, maintaining and operating a parking lot on it to serve the 800 Hillgrove Commercial Building in accordance with the Redevelopment Plan for Expanded Business District No. 1 and the Real Estate shall not be used for residential purposes or other permitted uses allowed under the Village's zoning ordinances (except for temporary uses related to the 800 Hillgrove Building commercial uses or community or civic events), unless the corporate authorities of the Village vote to release this restrictive covenant which shall run with the land and be binding on all future owners and successors in interest.

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Cook County Property

STATEMENT BY GRANTOR

The grantor or its agent affirms that, to the best of its knowledge, the name of the grantor 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.

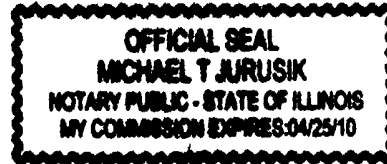
GRANTOR:

Village of Westonsprings
By: [Signature]
Name: JOHN S. LYNCH
Title: VILLAGE PRESIDENT

ATTEST:

SUBSCRIBED AND SWORN TO BEFORE ME this 27th day of JANUARY, 2008

[Signature]
Notary Public



STATEMENT BY GRANTEE

The grantee or its 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.

GRANTEE:

500 WILLARDVE, LLC
By: [Signature]
Name: MICHAEL STUBBS
Title: MANAGER

ATTEST:

SUBSCRIBED AND SWORN TO BEFORE ME this 27 day of JANUARY, 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.]