

UNOFFICIAL COPY 09001480

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1999-10-25 12:25:06
Cook County Recorder 29.00



WARRANTY DEED

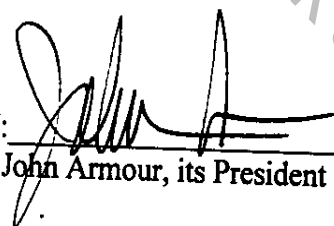
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THE GRANTOR, ARMOUR INDUSTRIES, INC., an Illinois corporation, whose principal place of business is located at 6585 Avondale, Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to THOR TORGER, whose address is 6547 N. Avondale, Chicago, Illinois 60651, all of Grantor's right, title, and interest in and to the real estate situated in the County of Cook in the State of Illinois, described on Exhibit A attached hereto and made a part hereof and subject to the permitted exception set forth on Exhibit B attached hereto and made a part hereof, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Illinois.

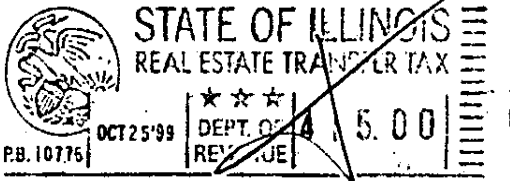
DATED this 13th day of October, 1999

ARMOUR INDUSTRIES, INC.,
an Illinois corporation

BY: 
John Armour, its President

COOK
CO. NO. 016

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★ 0 8 3 9 2 5 ★
 ★ CITY OF CHICAGO ★
 ★ REAL ESTATE TRANSACTION TAX ★
 ★ DEPT. OF REVENUE OCT 25 '99 ★
 ★ P.B. 11187 ★

115.50




★ 0 8 3 9 2 6 ★
 ★ CITY OF CHICAGO ★
 ★ REAL ESTATE TRANSACTION TAX ★
 ★ DEPT. OF REVENUE OCT 25 '99 ★
 ★ P.B. 11187 ★

999.00




★ 0 8 3 9 2 7 ★
 ★ CITY OF CHICAGO ★
 ★ REAL ESTATE TRANSACTION TAX ★
 ★ DEPT. OF REVENUE OCT 25 '99 ★
 ★ P.B. 11187 ★

918.00



★ 0 8 3 9 2 8 ★
 ★ CITY OF CHICAGO ★
 ★ REAL ESTATE TRANSACTION TAX ★
 ★ DEPT. OF REVENUE OCT 25 '99 ★
 ★ P.B. 11187 ★

999.00



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Property of Cook County Clerk's Office

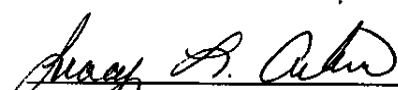
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STATE OF)
) SS.
COUNTY OF)

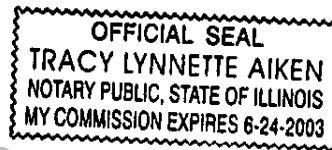
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Armour, personally known to me to be the President of Armour Industries, Inc., an Illinois corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President, he signed, sealed and delivered said instrument as President of said corporation, 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 13th day of October, 1999.



Notary Public

My Commission Expires:



This Instrument Prepared By:

Fred I. Feinstein, P.C.
McDermott, Will & Emery
227 West Monroe Street
Chicago, Illinois 60606

Grantee's Address and Send
Subsequent Tax Bills To:

Thor M. Torger
6585 N. Avondale
Chicago, Illinois 60651

After Recording Return To:

Don Carrillo
218 N. Jefferson Street, Suite 400
Chicago, Illinois 60661

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EXHIBIT A

LEGAL DESCRIPTION

09001480

LOT 1 AND LOT 2 EXCEPT THE SOUTHEASTERLY 7 FEET OF THE NORTHEASTERLY 44 FEET OF THE SOUTHWESTERLY 187 FEET IN ZEMAN'S RESUBDIVISION OF PART OF BLOCK 3 AND 9 IN LOWRY'S ADDITION TO NORWOOD PARK IN THE SOUTH HALF OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 6585 N. AVONDALE
CHICAGO, ILLINOIS 60651

PERMANENT INDEX NUMBERS: 09-36-424-030-0000
09-36-424-043-0000

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EXHIBIT B

09001480

PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES FOR THE YEARS 1999 AND SUBSEQUENT YEARS.
2. UTILITY EASEMENTS AS SHOWN ON THE PLAT OF SUBDIVISION FILED MARCH 21, 1979 AS DOCUMENT LR3081880 AS FOLLOWS:

10 FEET OVER THE NORTHWESTERLY AND NORTHEASTERLY LINES OF LOT 1.

3. 13 FOOT EASEMENT FOR INGRESS AND EGRESS AS SHOWN ON THE PLAT OF SUBDIVISION FILED MARCH 21, 1979 AS DOCUMENT LR3081880, OVER THE FOLLOWING:

NORTHWESTERLY AND NORTHEASTERLY LIENS OF LOT 1;
NORTHEASTERLY LINE OF LOT 2.

4. EASEMENT OVER AND UNDER THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE LAND AND OTHER LAND WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT TO OVERHAND AERIAL SERVICE WIRES AND THE RIGHT OF ACCESS TO SUCH WIRES, AS CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AND AS SHOWN ON THE PLAT OF SUBDIVISION FILED MARCH 21, 1979 AS DOCUMENT LR3081880.

AFFECTS THE SAME PROPERTY SET FORTH IN EXCEPTION 3 ABOVE.

5. DECLARATION OF EASEMENT DATED APRIL 10, 1979 AND FILED APRIL 10, 1979 AS DOCUMENT LR3085380 AND AMENDED BY DECLARATION FILED SEPTEMBER 6, 1979 AS DOCUMENT LR3116959 GRANTING EASEMENTS FOR INGRESS AND EGRESS OVER THE LAND AS SHOWN ON THE PLAT OF SUBDIVISION FILED AS DOCUMENT LR3081880, GRANTING AN ADDITIONAL 7 FOOT WIDE EASEMENT OVER LOTS 1 THROUGH 9.

SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.

6. POSSIBLE EASEMENT IN FAVOR OF ADJOINING OWNERS FOR PUBLIC UTILITIES AND RIGHTS OF THE UTILITY COMPANIES TO MAINTAIN UTILITY WIRE OVER THE LAND AS DISCLOSED BY SURVEY DATED AUGUST 11, 1999 PREPARED BY JOHN P. TICE.