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WARRANTY DEED Statutory (ILLINOIS)

This instrument was prepared by:
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Chicago, Illinois 60606-3910



Doc#: 0902933101 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/29/2009 02:37 PM Pg: 1 of 5

After recording return to:
Stephen N. Sher, Esq.
5750 Old Orchard Road
Suite 420
Skokie, Illinois 60077

THE GRANTOR, **6840 HOLDINGS BUILDING, LLC**, an Illinois limited liability company, of the City of Northbrook, State of Illinois, for and in consideration of Ten and No/100 (\$10.00) Dollars, and for other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **FOREST VILLA PROPERTY, LLC**, an Illinois limited liability company, of the City of Lincolnwood, State of Illinois, all interest in the following described real estate situated in the Village of Niles, County of Cook, in the State of Illinois, legally described on Exhibit A attached hereto and incorporated herein by this reference, together with all buildings, structures, fixtures and other improvements located thereon, and all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, 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 Grantee, its successors and assigns, forever

And the Grantor, for itself and its successors, does covenant, promise and agree to and with the Grantee and its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged except as herein recited; and that Grantor will WARRANT AND DEFEND, the said premises against all persons claiming, or to claim the same, by, through or under Grantor, subject only to the permitted exceptions set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

Grantor releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 22 day of January, 2009.

[Signature Page Follows]

8317747_1.DOC

Box 400-CTCC

1-20-09
VILLAGE OF NILES
REAL ESTATE TRANSFER TAX
6840 Taeky Ave
17232 \$ 39,114.00


8454652
1 of 4 CT# 01 J40-15

57


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GRANTOR:

6840 HOLDINGS BUILDING, LLC, an Illinois
limited liability company

By: 
Name: Robert Kaplan
Its: Manager

Property of Cook County Clerk's Office

STATE TAX	STATE OF ILLINOIS	# 0000010383	REAL ESTATE TRANSFER TAX
	 JAN. 27. 09		1303800
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103024

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000008458	REAL ESTATE TRANSFER TAX
	 JAN. 27. 09		0651900
	REVENUE STAMP		FP 103022

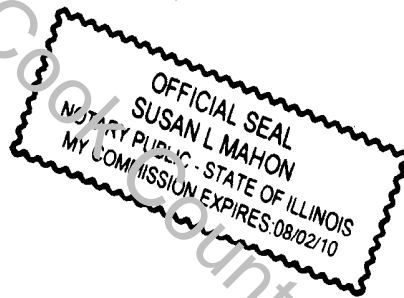
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STATE OF Illinois)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that **Robert Kaplan**, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this 22 day of January, 2009.

Susan L. Mahon
Notary Public



Send Tax Bills To:

Forest Villa Property
c/o NuCare Services Corp.
6677 North Lincoln Avenue
Suite 100
Lincolnwood, Illinois 60712

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EXHIBIT "A"

Legal Description

PARCEL 1:

THAT PART OF LOT 5, LYING SOUTHWESTERLY OF A LINE DESCRIBED AS:

BEGINNING 140.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 5 AND RUNNING SOUTHEASTERLY TO A POINT IN THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 350.15 FEET EASTERLY OF THE INTERSECTION OF THE SOUTHERLY LINE PRODUCED WEST TO THE WEST LINE OF SAID LOT 5 IN THE CIRCUIT COURT PARTITION OF LOT 2 IN THE WILLIAM WEST AND OTHERS SUBDIVISION OF PART OF LOT 1 AND LOT 18 OF THE ASSESSOR'S DIVISION OF THE SOUTHWEST 1/4 OF SECTION 30 AND LOT 8 OF THE ASSESSOR'S DIVISION OF JANE MIRANDA'S RESERVE; ALSO LOT 11 OF THE ASSESSOR'S DIVISION OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART LYING NORTH OF TOUHY AVENUE AND LYING WESTERLY OF A LINE DESCRIBED AS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF HEREAFTER DESCRIBED LOT 14, A DISTANCE OF 350.15 FEET EASTERLY OF THE INTERSECTION OF SAID NORTHERLY LINE PRODUCED WESTERLY TO THE WESTERLY LINE OF LOT 5 IN CIRCUIT COURT COMMISSIONER'S SUBDIVISION OF LOT 2 IN HEREAFTER DESCRIBED WILLIAM WEST AND OTHERS SUBDIVISION; THENCE SOUTHERLY IN A STRAIGHT LINE FORMING AN ANGLE OF 90 DEGREES, 14 MINUTES WITH SAID NORTHERLY LINE OF SAID LOT 14 (TURNED EAST TO SOUTHERLY) OF THE FOLLOWING DESCRIBED LAND TAKEN AS A TRACT, TO WIT: LOT 9 (EXCEPT THE WESTERLY 25 FEET THEREOF), ALL OF LOTS 10 TO 14 IN WILLIAM WEST AND OTHERS SUBDIVISION OF PART OF LOT 1 AND LOT 18 OF THE ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30 AND LOT 8 IN JANE MIRANDA'S RESERVATION IN SECTION 30, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING FROM SAID PREMISES THAT PART FALLING IN TOUHY AVENUE), ALL IN COOK COUNTY, ILLINOIS.

PIN#'s: 10-30-317-030-0000 and 10-30-317-044-0000

COMMON ADDRESS: 6840 TOUHY AVENUE, NILES, ILLINOIS 60714

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Exhibit B

PERMITTED EXCEPTIONS

1. TAXES FOR THE YEARS 2008 WHICH ARE NOT YET DUE AND PAYABLE.
2. SPECIAL ASSESSMENTS OR TAXES ARISING AFTER EXECUTION OF THE LEASE; AND/OR MATTERS ARISING THROUGH, OUT OF, OR IN CONNECTION WITH PURCHASER OR ANY PARTY CLAIMING THROUGH PURCHASER.
3. EASEMENT FOR SEWER PURPOSES, UNDER AND ACROSS THAT PART OF THE LAND AS SHOWN ON PLAT OF EASEMENT FOR SEWER RECORDED JUNE 1, 1972 AS DOCUMENT 21922742.

(AFFECTS PARCEL 2 EXCEPT THAT PART FALLING IN SCHOOL STREET)
4. GRANT OF SUBTERRANEAN EASEMENT FROM CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 18, 1962 AND KNOWN AS TRUST NUMBER 5087 TO THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO DATED JULY 11, 1979 AND RECORDED SEPTEMBER 28, 1979 AS DOCUMENT 25169757.

(AFFECTS PART OF THE LAND)
5. GRANT OF SUBTERRANEAN EASEMENT FROM LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE UNDER TRUST NUMBER MARCH 8, 1982 AND KNOWN AS TRUST NUMBER 10-39718-09 TO METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO DATED FEBRUARY 26, 1992 AND RECORDED JULY 6, 1992 AS DOCUMENT 92487851.

(AFFECTS SEE RECORDED INSTRUMENT FOR PARTICULARS)
6. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN DEED FROM FRANK TOKARCZYK, EXECUTOR UNDER THE LAST WILL AND TESTAMENT OF ANNA TOKARCZYK, DECEASED, TO CARL ROSS, RECORDED JUNE 16, 1960 AS DOCUMENT 17883823 THAT THE LAND SHALL NOT BE USED FOR GASOLINE STATION OR MOTEL UNLESS CONSENTED TO BY VILLAGE OF NILES OR GOVERNMENTAL BODY HAVING POWER TO GRANT SUCH CONSENT.

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

(AFFECTS PARCEL 1 EXCEPT PART FALLING IN SCHOOL STREET)
7. TERMS AND PROVISIONS CONTAINED IN ORDINANCE RECORDED NOVEMBER 8, 1977 AS DOCUMENT 24184354, **PURPORTEDLY** VACATING A 5-FOOT SEWER EASEMENT.