

UNOFFICIAL COPY 09175080

7/04/0125 08 001 Page 1 of 5
1999-12-17 16:36:10
Cook County Recorder 29.50

This instrument was prepared by
and
after recording must be mailed to:

Schiff Hardin & Waite
6600 Sears Tower
233 South Wacker Drive
Chicago, Illinois 60606

Attn: J. Mark Fisher



09175080

This space is for RECORDER'S USE ONLY

WARRANTY DEED

Statutory (Illinois)

NEAL'S BUS SERVICE ("Grantor"), a corporation 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, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS to **81ST STREET, LLC** ("Grantee"), a Delaware limited liability company, as Nominee for SPIF Company, Inc., an Illinois corporation ("Lender"), P.O. Box 442, Park Ridge, Illinois 60068, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

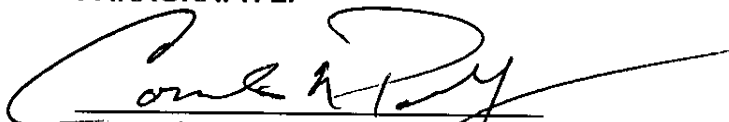
SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF.

Subject to those matters as set forth on **EXHIBIT B** attached hereto and made a part hereof.

Permanent Real Estate Index Numbers: 20-35-112-024; 20-35-112-025; 20-35-112-026;
20-35-112-027; 20-35-112-036

Address of Real Estate: 1050 East 81st Street, Chicago, Illinois 60619

**EXEMPT UNDER 35 ILCS
200/31-45 PARAGRAPH L,
AND COOK COUNTY UNDER
PARAGRAPH L.**


Legal Representative
Dated: December 17, 1999

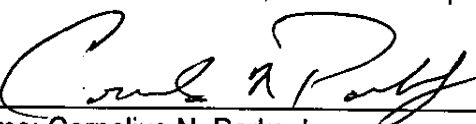
78 40830 Dd Cae 1997

UNOFFICIAL COPY

This is a deed in lieu of foreclosure of the mortgage on the subject real estate dated as of September 1, 1997 and recorded November 3, 1997 in the office of the Recorder of Deeds of Cook County, Illinois, as Document Number 97820098 ("Mortgage"). Pursuant to § 5/15-1401 of the Illinois Code of Civil Procedure, the execution and delivery of this deed to the Grantee, which is acting as the Nominee of Lender, the mortgagee under the Mortgage, shall not effect a merger of the Mortgage into the interest conveyed by this deed.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President this 17 day of December, 1999.

NEAL'S BUS SERVICE, an Illinois corporation

By: 
Name: Cornelius N. Parks Jr.
Title: President

(SEAL)

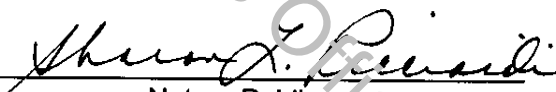
State of Illinois)
) ss:
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT CORNELIUS N. PARKS JR. personally known to me to be the President of the 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 severally acknowledged that as such President, he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, 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 17th day of December, 1999.

Commission expires




Notary Public

SEND SUBSEQUENT TAX BILLS TO:

81ST STREET, LLC
(Name)

P.O. Box 442
(Address)

Park Ridge, Illinois 60068
(City, State and Zip)

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EXHIBIT A

Legal Description

LOTS 17, 18, 19, 20 AND 21 IN BLOCK 121 AND LOTS 1, 2, 3, 4, 16, AND 17 IN BLOCK 122 AND THE VACATED EAST AND WEST ALLEY LYING BETWEEN LOTS 1, 2, 3, 16 AND 17 IN BLOCK 122 IN CORNELL, BEING A SUBDIVISION IN SECTIONS 26 AND 35, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers:

20-35-112-024-0000
20-35-112-025-0000
20-35-112-026-0000
20-35-112-027-0000
20-35-112-036-0000

Common Address: 1050 East 81st Street Chicago, Illinois 60619

Property of Cook County Clerk's Office

EXHIBIT B

Permitted Exceptions

1. Real Estate Taxes for the years 1996, 1997, 1998, 1999 and all subsequent years.
2. Mortgage dated September 1, 1997, and recorded November 3, 1997, as Document Number 97820098, made by Neal's Bus Service, Inc., an Illinois corporation, to SPIP Company, Inc., an Illinois corporation, to secure indebtedness in the amount of \$542,046.61.
3. Covenants and Restrictions as to use, foundation, construction, cost, and location of buildings to be erected on the land as contained in Agreement dated January 9, 1923, and recorded October 17, 1923, as Document Number 8148098.
4. Rights of the City of Chicago Department of Water to maintain a one and one-half meter water main traversing Lots 1, 2 and 3, 16 and 17, as disclosed by Water Service Pipe Plat attached to letter from Samuel W. Hurley, Jr., Commissioner, Department of Water, dated July 5, 1988.
5. Rights of People's Gas Light and Coke Company to maintain an active service pipe on the land, as disclosed by letter from Edgar Montalvo, Engineering Department, People's Gas, dated July 14, 1988.

Property of Cook County Clerk's Office

STATEMENT BY GRANTOR AND GRANTEE

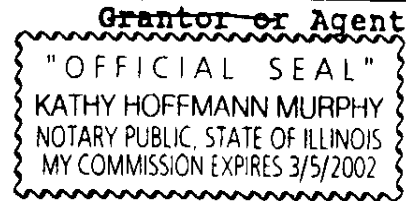
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire 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.

Dated December 17, 1999

Signature: _____

[Handwritten Signature]

Subscribed and sworn to before me by the said Agent of Grantor this 17th day of December, 1999
Notary Public Kathy Hoffmann Murphy



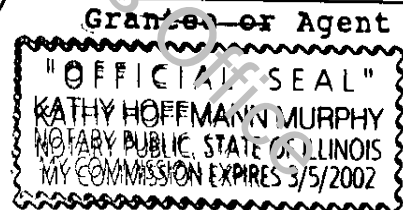
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire 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.

Dated December 17, 1999

Signature: _____

[Handwritten Signature]

Subscribed and sworn to before me by the said Agent of grantee this 17th day of December, 1999
Notary Public Kathy Hoffmann Murphy



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS