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Doc#: 0919433020 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/13/2009 09:13 AM Pg: 1 of 5

8470571
LGF 1
AUL

SPECIAL WARRANTY DEED

THIS INDENTURE is made this 9th day of July, 2009 between **CF II Harvester Wheeling LLC**, a Delaware limited liability company, of Rosemont, Illinois ("Grantor") and **Jean Chinn**, an individual, of Northbrook, Illinois ("Grantee"). For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor REMISES, RELEASES, ALIENS AND CONVEYS to Grantee and to its successors and assigns, FOREVER, all of the following described real estate, situated in Cook County in the State of Illinois, known and described as follows:

See attached Exhibit A.

PIN: 03-10-400-025-0000

Commonly known as: 419 Harvester Court, Wheeling, Illinois

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and 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 and its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, its successors and assigns, that it 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND, **subject to** those exceptions set forth on attached Exhibit B.

[Signature on Following Page]

Box 400-CTCC

STATE OF ILLINOIS		REAL ESTATE TRANSFER TAX
STATE TAX		
	JUL.-9.09	
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 0000010774		00635.00
		FP 103024

COOK COUNTY		REAL ESTATE TRANSFER TAX
COUNTY TAX		
	JUL.-9.09	
	REAL ESTATE TRANSACTION TAX	
# 0000008851		00317.50
		FP 103022

REVENUE STAMP

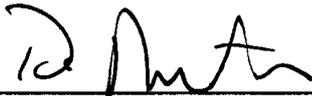
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IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

CF II HARVESTER WHEELING LLC,
a Delaware limited liability company

By: DCJ Management, LLC,
a Delaware limited liability company
Its: Manager

By: 
Manager

STATE OF ILLINOIS }
 } SS
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that DAVID MITIDIERO, Manager of DCJ Management, LLC, a Delaware limited liability company, the manager of CF II Harvester Wheeling LLC, a Delaware limited liability company, 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 he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes set forth.

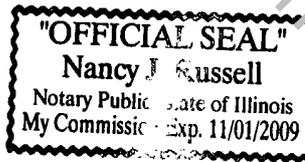
Given under my hand and notarial seal on this 8th day of July, 2009.

SEAL


Notary Public

This document was prepared by:

Jonathan M. Ruby, Esq.
Much Shelist
191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606



After recording mail to:

Zave H. Gussin
Attorney at Law
910 Skokie Blvd., Suite 109
Northbrook, IL 60062-4032

Send subsequent tax bills to:

Jean Chinn
c/o Bob Chinn's Crab House
393 S. Milwaukee Ave.
Wheeling, IL 60090

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EXHIBIT A

Description of Property

LOT 3 IN CORBETT'S RESUBDIVISION OF LOTS 5 AND 6 IN ELM DEVELOPMENT CORPORATION RESUBDIVISION OF NORTH 461 FEET OF THE SOUTH 861 (EXCEPT THE WEST 495 FEET THEREOF) OF BLOCK 3 IN HERZOG'S FIRST INDUSTRIAL SUBDIVISION OF PART OF THE EAST ½ OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID CORBETT'S RESUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON AUGUST 8, 1968, AS DOCUMENT NO. 2403466.

Property of Cook County Clerk's Office

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EXHIBIT B

Exceptions

Subject to the following exceptions:

1. GENERAL TAXES NOT YET DUE AND PAYABLE.
2. 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), RELATING TO APPROVAL OF PLANS AND SPECIFICATIONS, USE, HEIGHT, LOCATION OF IMPROVEMENTS, LANDSCAPING, BILLBOARDS AND ADVERTISING SIGNS, PARKING, LOCATION OF FENCES, AND PROVIDING RAILROAD RIGHT OF WAY EASEMENTS CONTAINED IN THE DEED RECORDED DECEMBER 1, 1960 AS DOCUMENT NO. LR 1956239, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.
3. BUILDING LINE AS SHOWN ON PLAT OF ELM DEVELOPMENT RESUBDIVISION REGISTERED AS DOCUMENT LR 2204056.
4. PUBLIC UTILITIES AND DRAINAGE EASEMENTS AS SHOWN ON PLAT OF ELM DEVELOPMENT RESUBDIVISION REGISTERED AS DOCUMENT LR 2204056.

Cook County Clerk's Office

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255 W. Dundee Road
 Wheeling, Illinois 60090
 (847) 459-2600 • Fax (847) 459-9692

VILLAGE OF WHEELING TRANSFER CERTIFICATE

The undersigned, pursuant to the authority granted under Title 15, Chapter 15.38 of the Wheeling Municipal Code hereby certifies that the owner of the property commonly known as 419 HARVESTER CT has paid in full all water, sewer, garbage fees, local ordinance fines, citations and penalties related to this parcel as of the most recent billing and final meter reading.

THIS CERTIFICATE SHALL BE VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ITS ISSUANCE.

ANY WATER, SEWER, GARBAGE FEE OR PENALTY THAT ACCRUES AFTER THE ISSUANCE OF A TRANSFER CERTIFICATE AND PRIOR TO CLOSING WILL AUTOMATICALLY BE TRANSFERRED TO THE BUYER IF NOT PAID BY THE SELLER AT CLOSING.

By: _____

Name: _____

Carol Tress

Title: Utility Billing and Revenue Collection Coordinator

Date: _____

7/2/2009