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ILLINOIS SPECIAL WARRANTY DEED

Corporation to Limited Liability Company

RETURN TO: Chris A. Leach, Daley and George, Utd. 20 S. Clark St. Suite 400 Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO: Testa Properties, 140 1501 S. Die Triand Chicago T. 60603

Shir do Mos

P151518

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Doc#: 0919731111 Fee: \$48.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 07/16/2009 12:52 PM Pg: 1 of 7

THE GRANTOR(S), WHEELER TRAILERS, INC., an Illinois corporation, registered in the State of Illinois, and in good standing, for and in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Convey(s) to Testa Properties, LLC. an Illinois limited liability company, the following described Real Estate, to-wit:

See Attached Legal Description

The Grantor warrants to the Grantee and its successors in title, that said premises are free from all encumbrances whatsoever, by, from, through or under the said Grantor except as herein set out, and that Grantor will warrant and defend the said premises with the appurtenances thereto, unto the said Grantee against all lawful claims of all persons claiming by, from, through or under the Grantor.

situated in the City of Chicago, County of Cook, in the State of Illinois

Subject to restrictions and covenants of record and taxes for 2009 and subsequent years.

Permanent Tax Identification No.(s): 20-05-400-016

Property Address: 7,416 Square Feet Located near 47th & Racine Avenue, Chicago, Illinois

Dated this 9th day of July, 2009

WHEELER TRAILERS, INC

3y: <u>/ / /</u>

Randall Wheeler, Its President

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STATE OF ILLINOIS) SS. COUNTY OF C O O K)		
I, the undersigned, a Notary Public in and for sa CERTIFY that, Wheeler Trailers, Inc., an Ill Illinois, and in good standing, by its president, me to be the same person(s) whose name(s) is so before me this day in person and acknowledged the his free and voluntary act for the uses and purposes of the right of homestead.	Randall Wheeler, for and, personally known to abscribed to the foregoing instrument, appeared and delivered the said instrument as	
And and an interest of the way of the second	Given under my hand and notarial seal, this 9th day of July, 2009. Main Guessia. Notary Public	
Impress seal here	/	
REAL ESTATE TRANSACTION TAX REVENUE STAMP	SIAIE UF ILLINUIS WILLIANS FER TAX OUNG 1.50 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE REAL ESTATE TRANSFER TAX OUNG 1.50 FP 102808	
AFFIX TRANSFER STAMPS ABOVE		
This transaction is exempt from the provisions of the Real Estate Transfer Tax Act under Paragraph, Section 4 of said Act.		
Buyer, Seller or Representative	Date:, 2009	
This instrument prepared by: Richard B. Michaels 20 North Clark Street Chicago, IL 60602		

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STATE OF ILLINOIS)
COUNTY OF C O O K) SS.
)

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY** that, **Randy Wheeler, Individually, and as President of Wheeler Trailers, Inc. an Illinois corporation,** of the City of Valparaiso, and State of Indiana, and the City of Chicago, County of Cook, and State of Illinois, for and, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said justi ument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 9th day of July, 2009.

Notary Public

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AFFIDAVIT TO RECORD COPY OF DEED

- That on or about the 23rd day of April, 1984, United Railroad Corp., a Delaware corporation, located 1. at 1700 Market Street, Philadelphia, Pennsylvania 19103, sold property by deed to Wheeler Trailers, Inc., located at 459 West 17th Street, Chicago, Illinois 60603.
- That United Railroad Corp. v as the successor and assign to various court proceedings to the Chicago 2. River & Indiana Railroad Company, an Illinois corporation.
- That consideration for the property in the amount of Seven Thousand (\$7,000.00) Dollars is 3. specifically expressed in the deed.
- That the deed was properly executed by the proper representatives of the Grantor and delivered to 4, Wheeler Trailers, Inc. 45 CRs to
- The Recorder's Office cannot locate the recorded de d and Wheeler Trailers, Inc. cannot locate a 5. copy of said recorded deed.
- That after the transfer of the property, United Railroad Corporation became part of the Penn Central 6. Railroad Corporation and said file was transferred to UGL-Equip Company after the deed was recorded.
- That subsequent to the transfer of the property, the Grantee has taken possession of the property and 7. has been paying real estate taxes on said property under various PINs, including 20-05-400-016.
- That a division was caused by the Grantor and Grantee indicating each of their respective interests 8. in said property.
- 9. That this Affidavit is being recorded with a copy of the existing deed as a further means of showing the rights of Wheeler Trailers, Inc. being in possession and paying taxes for a period in excess of 20 years.

WHEELER TRAILERS, INC Randall Wheeler, Its President

Subscribed and sworn to before me this 9th day of July, 2009

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AFFIDAVIT OF 20 YEARS ADVERSE POSSESSION

STATE OF ILLINOIS)	
		SS.
COUNTY OF COOK)	

RANDY WHEELER, Individually, and as President and Director of Wheeler Trailers, Inc., an Illinois corporation, being first duly sworn upon his oath, states that he has resided in both Valparaiso, Indiana, and Chicago, Illinois, his entire life.

That in 1984, he purchased a parcel of land designated as Exhibit "A" attached hereto from United Railroad Corporation after their merger with River & Indiana Railroad Company, an Illinois corporation.

That the deed conveying said property to him does not appear in the public records of the Recorder of Deeds of Cook County, Illinois.

That after the sale, for consideration being to the Grantor, Wheeler Trailers, Inc. has occupied the entire parcel of land.

That to the best of his knowledge, Wheeler Trailers, Inc. has been in actual open, notorious, adverse, visible, hostile, exclusive and continuous possession under a claim or right and color of title in good faith to the land above described for the past 24 years

That this Affiant has been in such possession of the land aforesaid for the past 24 years and during all said time such possession has not been disturbed or questioned and that for more than the past seven (7) consecutive years this Affiant has paid to the proper authorities all taxes and assessments, both ordinary and special, levied or assessed on said land.

That any encumbrances by way of mortgage or trust deed placed on the land at the time of the purchase has been paid and satisfied.

That there are no judgments against this Affiant in any of the courts of ecord of Cook County, in the State of Illinois, nor in the appellate or supreme court of said state, or in any of the United States courts of said state unsatisfied or of record, nor any pending proceedings in any of said courts affecting the title to said premises which have come to the knowledge of this Affiant and further that Affiant has not been a party to any bankruptcy proceedings in said United States courts nor a party to any divorce proceeding in said state courts.

Further, that Affiant makes this Affidavit for the purpose of inducing Chicago Title Insurance Company to issue policy insuring the title to the premises hereinabove described, And further, Deponent saith not.

WHEELER TRAILERS, INC. an Illinois corporation

Randy Wheeler, Individually, and as its President

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STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY** that, **Randy Wheeler, Individually, and as President of Wheeler Trailers, Inc. an Illinois corporation,** of the City of Valparaiso, and State of Indiana, and the City of Chicago, County of Cook, and State of Illinois, for and, personally known to me to be the same person(s) whose name(s) 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 free and voluntary act for the uses and purposes therein set forth.

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impress seal here

Given under my hand and notarial seal, this 9th day of July, 2009.

Notary Public

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STREET ADDRESS: 4631 S. RACINE

CITY: CHICAGO COUNTY: COOK

TAX NUMBER: 20-05-400-016-0000

LEGAL DESCRIPTION:

A PARCEL OF LAND COMPRISED OF A PART OF LOT 12 IN STOCKYARD SUBDIVISION OF THE EAST HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID PARCEL BOUNDED AND DESCRIBED AS FOLLOW: BEGINNNING AT THE INTERSECTION OF A LINE WHICH IS 423.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5 WITH THE EASTERLY LINE OF S. RACINE AVENUE, AS SAID S. RACINE AVENUE WAS OPENED PURSUANT TO THE ORDINANCE PASEED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON MARCH 16, 1968; THENCE NORTHWARDLY ALONG SAID EASTERLY LINE, SAID EASTERLY LINE HAVING AN ASSUMED BEARING OF NORTH 05 DEGREES 41 MINUTES 47 SECONDS EAST, A DISTANCE OF 180.06 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THE FORMER CONSOLIDATE, RAIL CORPORATION RIGHT OF WAY; THENCE SOUTH 19 DEGREES 51 MINUTES 44 SECONDS EAST PLONG SAID WESTERLY LINE, A DISTANCE OF 157.71 FEET TO A POINT OF CURVE IN SAID WESTERLY LIDE: THENCE CONTINUING ALONG SAID WESTERLY LINE, SAID WESTERLY LINE BEING HERE A CURVED LIVE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 639.38 FEET, AN ARC DISTANCE OF 33.28 PELT TO AN INTERSECTION WITH SAID LINE WHICH IS 423.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 THE COUNTY CIERTS OFFICE MINUTES 45 SECONDS WEST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 83.57 FEET TO THE POINT OF BEGINNING