

# UNOFFICIAL COPY



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

## ILLINOIS SPECIAL WARRANTY DEED

Corporation to Limited Liability Company

### RETURN TO:

Chris A. Leach, Daley and George, Ltd.  
20 S. Clark St. Suite 400  
Chicago, IL 60603

### SEND SUBSEQUENT TAX BILLS TO:

Testa Properties, LLC  
1501 S. DuSable Island  
Chicago, IL 60603

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 47<sup>th</sup> & Racine Avenue, Chicago, Illinois

Dated this 9<sup>th</sup> day of July, 2009

WHEELER TRAILERS, INC.

By: 

Randall Wheeler, Its President

OTZ 8451578 8451578 10FF No Abs

Box 334

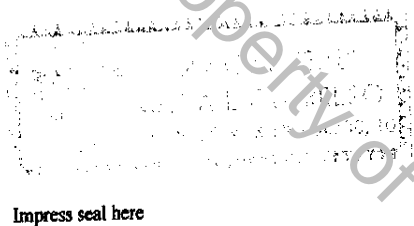
7

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STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

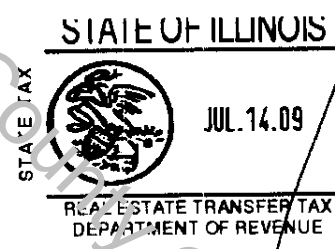
I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY** that, **Wheeler Trailers, Inc., an Illinois corporation, registered in the State of Illinois, and in good standing, by its president, Randall Wheeler,** for and, personally known to me to be the same 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, including the release and waiver of the right of homestead.

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

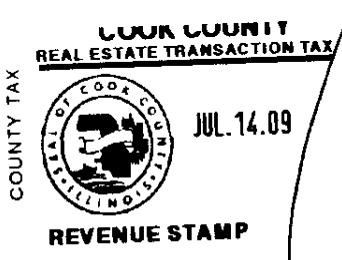


*Walter E. Guesneau*  
Notary Public

Impress seal here



|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0006150                  |
| FP 102808                |



|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0003075                  |
| FP 102802                |

**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

# UNOFFICIAL COPY

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.

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



Impress seal here

*[Handwritten Signature]*

Notary Public

\_\_\_\_\_

Property of Cook County Clerk's Office

**UNOFFICIAL COPY**

Exhibit A

**AFFIDAVIT TO RECORD COPY OF DEED**

1. That on or about the 23<sup>rd</sup> day of April, 1984, United Railroad Corp., a Delaware corporation, located at 1700 Market Street, Philadelphia, Pennsylvania 19103, sold property by deed to Wheeler Trailers, Inc., located at 459 West 47<sup>th</sup> Street, Chicago, Illinois 60603.
2. That United Railroad Corp. was the successor and assign to various court proceedings to the Chicago River & Indiana Railroad Company, an Illinois corporation.
3. That consideration for the property is the amount of Seven Thousand (\$7,000.00) Dollars is specifically expressed in the deed.
4. That the deed was properly executed by the proper representatives of the Grantor and delivered to Wheeler Trailers, Inc. *AS GRANTOR*
5. The Recorder's Office cannot locate the recorded deed and Wheeler Trailers, Inc. cannot locate a copy of said recorded deed.
6. That after the transfer of the property, United Railroad Corporation became part of the Penn Central Railroad Corporation and said file was transferred to UGL-Equip Company after the deed was recorded.
7. That subsequent to the transfer of the property, the Grantee has taken possession of the property and has been paying real estate taxes on said property under various PINs, including 20-05-400-016.
8. That a division was caused by the Grantor and Grantee indicating each of their respective interests 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.

By: *Randall Wheeler*  
Randall Wheeler, Its PresidentSubscribed and sworn to before me  
this 9<sup>th</sup> day of July, 2009

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# UNOFFICIAL COPY

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.

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



Impress seal here

*Wanda L. Prosser*  
 \_\_\_\_\_  
 Notary Public

\_\_\_\_\_

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

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 FOLLO: BEGINNING 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 PASSED 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 CONSOLIDATED RAIL CORPORATION RIGHT OF WAY; THENCE SOUTH 19 DEGREES 51 MINUTES 44 SECONDS EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 157.71 FEET TO A POINT OF CURVE IN SAID WESTERLY LINE; THENCE CONTINUING ALONG SAID WESTERLY LINE, SAID WESTERLY LINE BEING HERE A CURVED LINE, CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 639.38 FEET, AN ARC DISTANCE OF 33.28 FEET 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 MINUTES 45 SECONDS WEST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 83.57 FEET TO THE POINT OF BEGINNING