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SPECIAL WARRANTY DEED
ILLINOIS STATUTORY

Prepared By:



George S. Weems, Esq.
Coman & Anderson P.C.
2525 Cabot Drive, Suite 300
Lisle, Illinois 60532

Doc#: 0920135060 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/20/2009 10:43 AM Pg: 1 of 6

Mail To:

Edward Grabill, Esq.
Olson, Grabill & Flitcraft
707 Skokie Blvd., Suite #420
Northbrook, Illinois 60062

THE GRANTOR, WOODWARD CONTROLS, INC., a Delaware corporation, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and receipt being acknowledged by acceptance of this deed, does hereby GRANT, BARGAIN, SELL and CONVEY to the GRANTEE, 6250 WEST HOWARD STREET, LLC, an Illinois limited liability company, all Grantor's right, title and interest, in and to the following described real property situated in the County of Cook, State of Illinois, to wit:

(SEE ATTACHED EXHIBIT A LEGAL DESCRIPTION)

Grantor, for himself, and his successors, does covenant, promise and agree to and with the Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will WARRANT AND DEFEND the premises against all persons lawfully claiming by, through or under Grantor, but not otherwise, subject to the exceptions identified in Exhibit B, which is incorporated herein by reference. Grantee, by acceptance of delivery of this deed, assumes and agrees to perform all of Grantor's obligations under the exceptions identified in Exhibit B. The premises is being transferred "AS IS", "WHERE-IS" and "WITH-ALL-FAULTS".

THIS IS NOT HOMESTEAD PROPERTY.

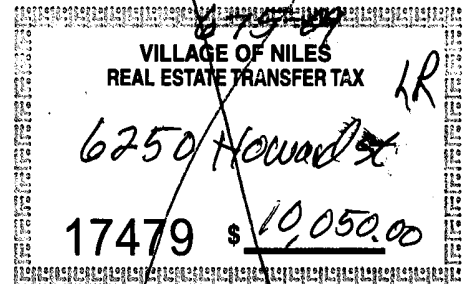
Real Estate Index Number(s): 10-29-102-008-0000
Address(s) of Real Estate: 6250 West Howard Street, Niles, Illinois

GRANTOR:
WOODWARD CONTROLS, INC.

By:

Its: Vice President

10/2
FIRST AMERICAN TITLE
ORDER # 1930267



10/6

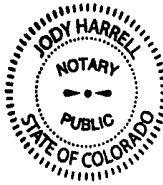
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STATE OF COLORADO)
)
) SS:
COUNTY OF Lincoln)

I, Jody Harrell, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Chad R, Preiss, Vice President of Woodward Controls, Inc., is personally known to me to be the same person whose name is subscribed above, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 11 day of June, 2009.


NOTARY PUBLIC



JODY HARRELL
Notary Public
State of Colorado
My Commission Expires Nov. 2, 2011

Mail Subsequent Tax Bills To:

6250 Howard, LLC
6250 West Howard Street
Niles, Illinois 60714

REVENUE STAMP
JUL. 10. 09
COUNTY TAX
REAL ESTATE TRANSACTION TAX
COOK COUNTY

0000063346
REAL ESTATE TRANSFER TAX
01675.00
FP 103028

STATE TAX
STATE OF ILLINOIS
JUL. 10. 09
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
0000063133
REAL ESTATE TRANSFER TAX
03350.00
FP 103027

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EXHIBIT A

Legal Description

THAT PART OF THE SOUTH WEST $\frac{1}{4}$ OF THE NORTH WEST $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH 40 FEET OF SAID SOUTH WEST $\frac{1}{4}$ WHICH IS 361.00 FEET WEST (MEASURED ALONG SAID NORTH LINE) FROM THE EAST LINE OF SAID SOUTH WEST $\frac{1}{4}$ AND RUNNING THENCE WEST ALONG SAID NORTH LINE OF SOUTH 40 FEET A DISTANCE OF 294.81 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST 20 ACRES OF SAID SOUTH WEST $\frac{1}{4}$; THENCE NORTH ALONG SAID EAST LINE OF WEST 20 ACRES A DISTANCE OF 707.18 FEET THENCE EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SOUTH WEST $\frac{1}{4}$ OF THE NORTH WEST $\frac{1}{4}$ A DISTANCE OF 293.29 FEET TO ITS INTERSECTION WITH A LINE 361.00 FEET (MEASURED ALONG SAID PARALLEL LINE) WEST FROM AND PARALLEL WITH SAID EAST LINE OF SOUTH WEST $\frac{1}{4}$ AND THENCE SOUTH ALONG THE LAST ABOVE MENTIONED PARALLEL LINE A DISTANCE OF 707.16 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Common Address: 6250 West Howard Street, Niles, Illinois 60714

Tax ID: 10-29-102-008-0000

Cook County Clerk's Office

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EXHIBIT B

Exceptions

1. General taxes and assessments for the year 2008 and subsequent years which are not yet due and payable.
2. Schedule B Exceptions Nos. 13, 14, 15, 18, 22, 23, 24, 25, 26, 27, 28, and 29 in the title commitment issued by First American Title Company, dated May 27, 2009 (revised date), File No. 1930267.

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

THE UNDERSIGNED, first being duly sworn and under oath, deposes and states that with respect to the real property commonly known as 6250 WEST HOWARD STREET, NILES, ILLINOIS (the "Property"), and as described in First American Title Insurance Company Commitment No. #1930267, the following is true and accurate:

1. The undersigned is the title holder of the Property; and
2. The transfer of the Property to 6250 HOWARD, LLC and the deed being provided for such purpose does not violate 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land.
3. The undersigned makes this affidavit for the purpose of inducing First American Title Insurance Company to insure title and to induce the Cook County Recorder to accept and record the deed.

[signature appears on the following page]

Property of Cook County Clerk's Office

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FURTHER AFFIANT SAYETH NAUGHT.

WOODWARD CONTROLS, INC.

By: *Chad R. Preiss*

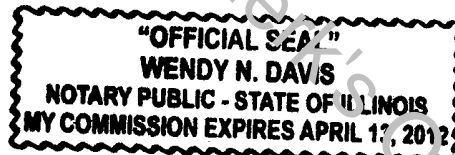
Its: Vice President

STATE OF ~~COLORADO~~ ^{Illinois})
COUNTY OF Leake) SS:

I, Wendy N Davis, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Chad R. Preiss, Vice President, Woodward Controls, Inc., is personally known to me to be the same person(s) whose name is subscribed, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 28 day of May, 2009.

Wendy N Davis
NOTARY PUBLIC



[signature and notary page for plat act affidavit]