

UNOFFICIAL COPY

**SPECIAL
WARRANTY DEED
Statutory (Illinois)**



Doc#: 0921219055 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 07/31/2009 05:00 PM Pg: 1 of 4

Above Space for Recorder's use only

THIS SPECIAL WARRANTY DEED, made effective the 2nd day of January, 2009, by William H. Johnston, Jr., whose address is 65 Tarpon Lane, Key Largo, Florida 33037 ("Grantor") to Johnston Road, LLC, a Delaware limited liability company, whose address is 8600 West North Avenue, Melrose Park, IL 60160 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of TEN DOLLARS (\$10.00) cash in hand paid by Grantee, and other good and valuable consideration, the receipt whereof is hereby acknowledged by these presents does REMISE, RELEASE, ALIEN and CONVEY unto Grantee, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: See Exhibit A

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 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 Grantee, its successors and assigns forever.


And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that he 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 he will warrant and defend the said premises, against all persons lawfully claiming, or to claim the same, by, through or under him, subject to: All easements (public and private), covenants, restrictions, and rights of the public.

Permanent Real Estate Number(s): 23-06-109-007

Address(es) of real estate: 8901 County Line Road, Burr Ridge, Illinois 60527

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In Witness Whereof, Grantor has caused his name to be signed to these presents this 12 day of July, 2009.


William H. Johnston, Jr.

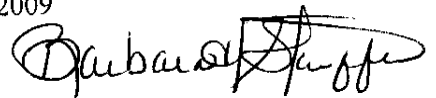
ACKNOWLEDGMENT

State of Illinois,
County of Cook ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that William H. Johnston, Jr., 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 free and voluntary act for the uses and purposes therein set forth.

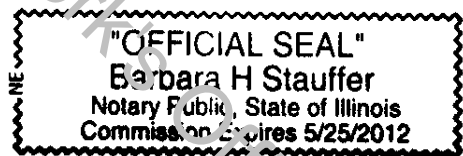
Given under my hand and official seal, this 12th day of July, 2009

Commission expires May 25 2012



NOTARIAL SEAL

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:



Wayne S. Gilmartin *atty at law*
55 East Monroe Street
Suite 2910
Chicago, Illinois 60603
(312) 346-7399

SEND SUBSEQUENT TAX BILLS TO:

Johnston Road, LLC
8600 West North Avenue,
Melrose Park, IL 60160
Attention: Skip Martin

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EXHIBIT A LEGAL DESCRIPTION

**OUTLOT C OF HIGHLAND FIELDS, A SUBDIVISION OF PART OF THE
SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12
EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE
NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 12
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
THEREOF RECORDED JUNE 12, 2000 AS DOCUMENT 00429354, IN COOK
COUNTY, ILLINOIS**

Property of Cook County Clerk's Office

STATEMENT BY GRANTOR AND GRANTEE

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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 7-31-09

Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID Christopher J Swinford
THIS 31st DAY OF July
2009.

NOTARY PUBLIC [Handwritten Signature]



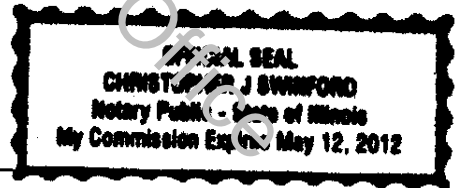
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date 7-31-09

Signature [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID Christopher J Swinford
THIS 31st DAY OF July
2009.

NOTARY PUBLIC [Handwritten Signature]



Note: Any person who knowingly submits a false statement concerning the identify 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]