



439 5620 217GIT

WARRANTY DEED (9-17-09)

Doc#: 0927447048 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/01/2009 10:46 AM Pg: 1 of 3

MAIL TO:

Heather J. Rose
Erickson-Papanek-Peterson-Rose
1625 Shermer Road
Northbrook, IL 60062

NAME & ADDRESS OF TAXPAYER
THE EVANGELICAL COVENANT
CHURCH AND COMPANY, L.L.C.
5101 North Francisco Avenue
Chicago, IL 60625

THE GRANTOR, HIGGINS ROAD, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY ("Grantor"), of the City of Chicago, County of Cook, State of Illinois for and in consideration of Five Million Nine Hundred Thousand and No/100 (\$5,900,000.00) DOLLARS and other good and valuable considerations in hand paid, does hereby GRANT, BARGAIN AND SELL to EVANGELICAL COVENANT CHURCH LAND COMPANY, L.L.C., an Illinois limited liability company ("Grantee"), having its principal office at 5101 North Francisco Avenue, Chicago, Illinois 60625, all right, title and interest of the Grantor in the following described real estate (the "Land") situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A attached hereto,

together with all of Grantor's rights in and to any rights, benefits, privileges, easements, tenements, hereditaments, rights of way, and appurtenances thereon or appertaining to such Land; and all right, title and interest of the Grantor in and to all site electric, lighting, plumbing, drainage, sewerage, water, signage, and other systems and fixtures, located or attached in, on, to, under or about the Land on the date of the Agreement to which this Exhibit is attached; and the buildings and other improvements located on the Land.

Grantor does hereby covenant and promise to, and agree with Grantee, that it has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as otherwise provided herein, and that it will Warrant and Defend, the said premises herein conveyed, against all persons lawfully claiming the same by, through or under Grantor.

Permanent Real Estate Index Numbers:
Address of Real Estate:


12-02-414-018-0000 and 12-02-415-001-0000
8303 W. Higgins Road, Chicago, IL 60631

This is not homestead property.

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused his signature to be hereto affixed,
this 10th day of September, 2009.

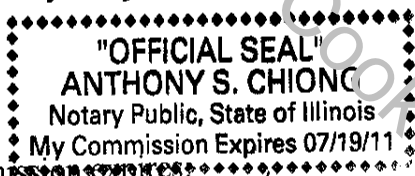
HIGGINS ROAD, LLC, an Illinois limited liability company

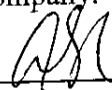


CHARLES MARKOPOULOS, Its Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 10th day of September, 2009, by CHARLES MARKOPOULOS, Its Manager of HIGGINS ROAD, LLC, an Illinois limited liability company, on behalf of said limited liability company.





Notary Public


My commission expires 7/19/11
(SEAL)


Name and Address of Preparer:
Heather J. Rose
Erickson-Papanek-Peterson-Rose
1625 Shermer Road
Northbrook, IL 60062


UNOFFICIAL COPY**EXHIBIT A
to Warranty Deed****Legal Description**

THAT PART OF LOTS 1 AND 50 AND VACATED NORTH FAIRVIEW AVENUE ADJOINING SAID LOTS 1 AND 50 TAKEN AS A TRACT DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE STRAIGHT NORTHERLY AND STRAIGHT EASTERLY LINES OF SAID LOT 50 EXTENDED, THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE AS EXTENDED 87 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE STRAIGHT EAST LINE AFORESAID, 20 FEET TO THE PLACE OF BEGINNING, THENCE CONTINUING SOUTHWESTERLY ALONG SAID PARALLEL LINE 49.85 FEET, THENCE SOUTHEASTERLY 103.09 FEET TO A POINT IN SAID EASTERLY LINE OF SAID LOT 125.48 FEET FROM THE SAID INTERSECTION OF THE STRAIGHT NORTHERLY AND EASTERLY LINES OF SAID LOT AS EXTENDED; THENCE CONTINUING SOUTHEASTERLY IN A STRAIGHT LINE TO THE SOUTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG SOUTH LINE OF SAID LOT 1 TO SOUTHEAST CORNER OF SAID LOT 1, THENCE NORTH ALONG EAST LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1, THENCE WEST ALONG NORTH LINE OF SAID LOT 1 BEING ALSO THE SOUTH LINE OF HIGGINS ROAD TO THE AFORESAID INTERSECTION OF THE STRAIGHT NORTHERLY AND STRAIGHT EASTERLY LINE OF SAID LOT 50 EXTENDED, THENCE SOUTHWESTERLY TO THE PLACE OF BEGINNING, ALL IN HIGGINS ROAD ADDITION BEING A SUBDIVISION OF LOTS 13, 14 AND 15 IN PENNOYER SUBDIVISION IN SECTIONS 1, 2, 11 AND 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 12-02-414-018-0000 and 12-02-415-001-0000
Address of Real Estate: 8303 W. Higgins Road, Chicago, IL 60631

CITY TAX	 CITY OF CHICAGO SEP.25.09 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000006879	REAL ESTATE TRANSFER TAX
			17700.00
		# 0000000000	FP 103018

STATE TAX	 STATE OF ILLINOIS SEP.29.09 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000049145	REAL ESTATE TRANSFER TAX
			05900.00
		# 0000000000	FP 103014

COUNTY TAX	 COOK COUNTY REAL ESTATE TRANSACTION TAX SEP.25.09 REVENUE STAMP	# 0000048809	REAL ESTATE TRANSFER TAX
			02950.00
		# 0000000000	FP 103017