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Doc#: 0934133085 Fee: \$62.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/07/2009 11:30 AM Pg: 1 of 3

WARRANTY DEED
STATUTORY (ILLINOIS)
(INDIVIDUAL TO INDIVIDUAL)

THE GRANTOR, David Mitidiero, not individually but solely as the duly appointed receiver with respect to the property and premises commonly known as the John Humphrey Drive Office Complex located in Orland Park, Illinois pursuant to an order, dated May 26, 2009, entered in case no. 09CH00702, entitled Palos Bank & Trust Co. v. Chicago Title Land Trust Co., as Trustee under Trust Agreement dated March 16, 2007 and known as Trust No. 8002348383, in the Circuit Court of Cook County, Illinois, County Department - Chancery Division, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO: T & D Building, Inc., an Illinois corporation, of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(above space for recorder only)

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: 27-10-100 388-0000

Address of Real Estate: 14486 John Humphrey Drive, Orland Park, Illinois

3
D

1409-ST 5 11236 D

SUBJECT TO THE FOLLOWING: terms, covenants, conditions, and restrictions of record; public and utility easements; special taxes or assessments for improvement not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2009 and subsequent years; building lines and building restrictions of record; zoning and building laws and ordinances; party wall rights and agreements; all plats of dedication and plats of subdivision and covenants thereon; all matters relating to case no. 09CH00702 in the Circuit Court of Cook County, Illinois; all mechanic lien claims of record; mortgage recorded as document no. 0717133115; mortgage recorded as document no. 07171333117; mortgage recorded as document no. 0708911092; mortgage recorded as document no. 0825522089; all matters relating to case no. 07CH24760 in the Circuit court of Cook County, Illinois; memorandum of contract recorded as document no. 0707546139; rights of way for drainage tiles, ditches, feeders and laterals, if any; all matters relating to the appointment of Grantor as receiver, as aforesaid; and acts done or suffered by or through the grantee or anyone claiming under the grantee.

In Witness Whereof, said Grantor has caused his name to be signed to these presents this 23rd day of November, 2009.

David Mitidiero, not individually but solely as the duly appointed receiver with respect to the property and premises commonly known as the John Humphrey Drive Office Complex located in Orland Park, Illinois pursuant to an order, dated May 26, 2009, entered in case no. 09CH00702, entitled Palos Bank & Trust Co. v. Chicago Title Land Trust Co., as Trustee under Trust Agreement dated March 16, 2007 and known as Trust No. 8002348383, in the Circuit Court of Cook County, Illinois, County Department - Chancery Division

BOX 334 CTI

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STATE OF ILLINOIS



DEC. -1.09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000005817X

REAL ESTATE
TRANSFER TAX

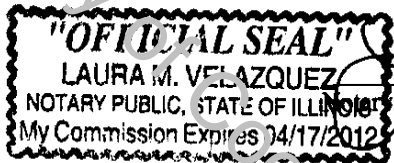
0027250

FP 103032

State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that David Mitidiero, 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this 23rd day of November, 2009.



This Instrument was prepared by Brown, Udell, Pomerantz & Delrahim, Ltd., 1332 N. Halsted Street, Suite 100, Chicago, IL, 60642.

Mail to:

~~John Farano, Esq.
Farano, Wallace & Doherty
7936 W. 103rd Street
Naperville, IL 60563~~

Send subsequent tax bills to:

~~T & B Building, Inc., an Illinois corporation
14486 John Humphrey Drive, Unit 5
Orland Park, Illinois 60462~~

Teresa Novak
9627 Wooded Path Dr.
Palos Hills Ill.
60465

Teresa Novak
9627 Wooded Path Drive
Palos Hills Ill. 60465

COOK COUNTY
REAL ESTATE TRANSACTION TAX



DEC. -1.09

REVENUE STAMP

0000058269

REAL ESTATE
TRANSFER TAX

0013625

FP 103034

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THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS :

PARCEL 1: THAT PART OF LOT 3 IN OWNER'S SUBDIVISION OF THE SOUTH 300.0 FEET OF THE NORTH 1666.70 FEET OF THE WEST 726.0 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 2, 1987 AS DOCUMENT 87639695 IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 3; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF LOT 3, A DISTANCE OF 15.01 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 38.40 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 29 SECONDS WEST, A DISTANCE OF 19.25 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 31 SECONDS WEST, A DISTANCE OF 3.50 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 29 SECONDS WEST, A DISTANCE OF 22.78 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 09 SECONDS EAST, A DISTANCE OF 3.54 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 51 SECONDS WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 09 SECONDS WEST, A DISTANCE OF 3.50 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 29 SECONDS WEST, A DISTANCE OF 16.72 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 29 SECONDS WEST A DISTANCE OF 6.00 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 31 SECONDS EAST, A DISTANCE OF 3.53 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 18 SECONDS WEST, A DISTANCE OF 19.25 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 31 SECONDS WEST, A DISTANCE OF 71.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST, A DISTANCE OF 19.25 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 31 SECONDS EAST, A DISTANCE OF 3.50 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST, A DISTANCE OF 6.11 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 20 SECONDS EAST, A DISTANCE OF 63.96 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR JOHN HUMPHREY DRIVE OFFICE COMPLEX ASSOCIATION RECORDED AUGUST 4, 2008 AS DOCUMENT NUMBER 0821757074, AS AMENDED BY FIRST AMENDMENT RECORDED OCTOBER 20, 2009 AS DOCUMENT NUMBER 0929319043.