

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED Statutory (Illinois)

Doc#: 0936518016 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/31/2009 11:01 AM Pg: 1 of 4

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

### Above Space for Recorder's use only

THIS SPECIAL WARRANTY DEED made this 31st day of December, 2009, between Water Saver Faucet Co., an Illinois corporation, party of the first part, and Rawls Road Properties LLC, an Illinois limited liability company, 701 W. Erie Street, Chicago, IL 60654, party of the second part,

WITNESSETH, that the party of the first part, for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

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 the party of the first part, 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 the party of the second part, it successors and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors and assigns, that it 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to all easements, covenants, conditions and restrictions of record.

Permanent Real Estate Number: 09-19-301-010

Address of real estate: 1505 Mt. Prospect Road, Des Plaines, IL 60018

Exempt deed or instrument  
eligible for recordation  
without payment of tax

S. Brown 12/18/09  
City of Des Plaines

# UNOFFICIAL COPY

In Witness Whereof, said party of the first part has caused this instrument to be executed and delivered by its duly authorized officer, as of the day and year first above written.

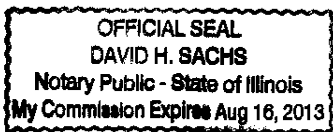
WATER SAVER FAUCET CO.

By: Steven Kersten  
Steven Kersten, President

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 Steven Kersten, President of Water Saver Faucet Co., and 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 severally acknowledged that as President, he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 31<sup>st</sup> day of December, 2009.



Commission expires August 16 2013

[Signature]  
NOTARY PUBLIC

This document is exempt from real estate transfer taxes under 35 ILCS 305.1(e).

Dated: 12/31, 2009

[Signature] Agent.

THIS INSTRUMENT PREPARED BY  
AND AFTER RECORDING MAIL TO:

David H. Sachs, Esq.  
Aronberg Goldgehn Davis & Garmisa  
330 N. Wabash, Suite 1700  
Chicago, IL 60611

SEND SUBSEQUENT TAX BILLS TO:

Rawls Road Properties LLC  
701 W. Erie Street  
Chicago, IL 60654  
Attention: Steven Kersten

# UNOFFICIAL COPY

THE WESTERLY 145 FEET OF LOT 5 (AS MEASURED ALONG THE NORTH AND SOUTH LINES OF SAID LOT) IN ANDERSON MILLER DES PLAINES INDUSTRIAL PARK NORTH, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART TAKEN FOR OAKTON STREET, AS DESCRIBED IN DOCUMENT 10627381, RECORDED APRIL 3, 1930 IN BOOK OF PLATS NO. 284, PAGES 18 TO 25, INCLUSIVE, IN CCI.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

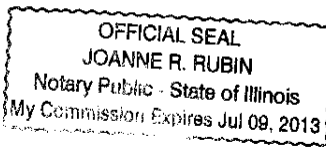
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 12-17-09

Signature Kristi Mills  
Grantor or Agent

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 17 DAY  
OF Dec, 2009.

Joanne R. Rubin  
NOTARY PUBLIC



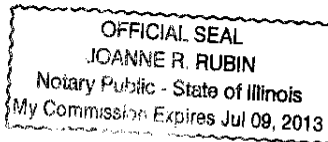
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 12-17-09

Signature Kristi Mills  
Grantee or Agent

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 17 DAY  
OF Dec, 2009.

Joanne R. Rubin  
NOTARY PUBLIC



Note: Any person who knowingly submits a false statement concerning the identity 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.)