

# UNOFFICIAL COPY

## WARRANTY DEED



Doc#: 1001204064 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/12/2010 09:21 AM Pg: 1 of 6

The above space for recorder's use only

84198612c/229061037

**THE GRANTOR, JELMI, L.L.C.**, an Illinois Limited Liability Company, duly organized and validly existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, and pursuant to authority given by the Manager of said Company, does hereby **CONVEYS** to:

**WHEELING PARK DISTRICT**, an Illinois unit of local government, and body politic and corporate, the following described real estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION: (SEE ATTACHED EXHIBIT "A")


ADDRESS OF PROPERTY: Part of 968 Milwaukee, Milwaukee Ave. Wheeling, IL 60090

P.I.N.: 03-02-100-051-0000 (Partial)

Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, their successor 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 recited herein; and that it **WILL WARRANT AND DEFEND** subject to:

General taxes for the year 2009, Special Assessments not yet due as of the date of closing; building, building line and use or occupancy restrictions, conditions and covenants of record, zoning laws and ordinances; easements for public utilities, and drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

IN WITNESS WHEREOF, said Grantor has caused its company seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this 30 day of December, 2009.

By:   
S. Mark Smith, Managing Member

BOX 333-CT

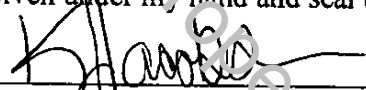
50B

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said county, in the state aforesaid, do hereby certify that S. Mark Smith, personally known to me to be the Managing Member of the JELMJ, L.L.C. and personal 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 they signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and seal this 30 day of Dec, 2009.

  
\_\_\_\_\_  
NOTARY PUBLIC

This instrument prepared by: Michael A. Durlacher  
Durlacher & Associates, P.C.  
105 W. Adams, 28<sup>th</sup> Floor  
Chicago, IL 60603

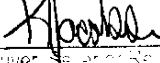


Mail to:

Tax bill to:

*Steven B. Adams  
Brooks, Adams & Torulis  
101 N. Washington St.  
Naperville, IL 60540*

THIS DEED UNDER PROVISION  
PARAGRAPH B SECTION 17-4,  
REAL ESTATE TRANSFER ACT.

12/30/09   
Date Buyer, Seller or Real Estate Agent

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## Exhibit A

### LEGAL DESCRIPTION:

PART OF LOT 2 IN WIELAND SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTIONS 2 AND 3, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED OCTOBER 3, 1997 AS DOCUMENT 97734683, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 08 DEGREES 38 MINUTES 45 SECONDS EAST 431.16 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE NORTH 18 DEGREES 42 MINUTES 06 SECONDS EAST 548.70 FEET ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 2, BEING ALSO A CURVING LINE CONCAVE TO THE NORTH, HAVING A RADIUS OF 22,988.28, A CHORD LENGTH OF 584.01 WHICH BEARS NORTH 88 DEGREES 26 MINUTES 26 SECONDS EAST, AND AN ARC LENGTH OF 584.03 FEET; THENCE NORTH 02 DEGREES 17 MINUTES 14 SECONDS WEST 5.00 FEET ALONG SAID NORTH LINE; THENCE NORTH 87 DEGREES 37 MINUTES 42 SECONDS EAST 539.39 FEET ALONG SAID NORTH LINE; THENCE SOUTH 88 DEGREES 58 MINUTES 58 SECONDS EAST 514.55 FEET ALONG SAID NORTH LINE; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 412.11 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 413.08 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 425.92 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 87 DEGREES 11 MINUTES 16 SECONDS WEST 1129.13 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 02 DEGREES 48 MINUTES 44 SECONDS EAST 70.00 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 87 DEGREES 11 MINUTES 16 SECONDS WEST 340.74 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

Cook County Clerk's Office



**UNOFFICIAL COPY**

2 Community Blvd.  
 Wheeling, Illinois 60090  
 (847) 459-2600 • Fax (847) 459-9692

### VILLAGE OF WHEELING TRANSFER CERTIFICATE

The undersigned, pursuant to the authority granted under Title 15, Chapter 15.38 of the Wheeling Municipal Code hereby certifies that the owner of the property commonly known as 968 Milwaukee Ave. has paid in full all water, sewer, garbage fees, local ordinance fines, citations and penalties related to this parcel as of the most recent billing and final meter reading.

THIS CERTIFICATE SHALL BE VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ITS ISSUANCE.

ANY WATER, SEWER, GARBAGE FEE OR PENALTY THAT ACCRUES AFTER THE ISSUANCE OF A TRANSFER CERTIFICATE AND PRIOR TO CLOSING WILL AUTOMATICALLY BE TRANSFERRED TO THE BUYER IF NOT PAID BY THE SELLER AT CLOSING.

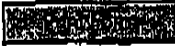
By: Angela Peters  
 Name: Angela Peters  
 Title: Financial Services Coordinator  
 Date: 12/29/2009

9/2009 17:03 847-459-2692  
DEC-29-2009 TUE 11:31 AM

**UNOFFICIAL COPY**

VILLAGE FINANCE DEPT  
FAX NO. 8152295799

PAGE 01/02  
F. 02



**APPLICATION FOR REAL ESTATE TRANSFER CERTIFICATE**

**VILLAGE OF WHEELING  
2 COMMUNITY BLVD  
WHEELING, IL 60090**

PHONE: (847) 459-2600

FAX: (847)459-9692

Section 15.38 of the Wheeling Municipal Code establishing a Real Estate Transfer Certificate requires anyone who sells or transfers real estate to pay any water, sewer, garbage fees, local ordinance fines, citations and penalties related thereto in full before a transfer certificate will be issued. This also requires the Seller give the Village seven (7) days notice before the scheduled closing to allow sufficient time to obtain a final meter reading (when required) and issue a certificate once all debts to the Village of Wheeling have been paid. **PLEASE COMPLETE THIS FORM NOT MORE THAN 10 DAYS PRIOR TO CLOSING** and either mail, fax or deliver this form to the Finance Department located at 255 W Dundee Rd.

Once this application is received the Village will take the appropriate action to obtain a meter reading should one be required. The seller should contact us for any monies due the Village. The amount due may be paid in cash or by credit card, (Visa, Master or Discover Cards only) or cashier's check or certified check. **PERSONAL CHECKS NOT ACCEPTED.** Once payment is made the Village will issue a Real Estate Transfer Certificate certifying that all amounts owing by the Seller have been paid in full.

PLEASE PRINT

SELLER'S NAME JELMJ, LLC

SERVICE ADDRESS N/A - No meter on property 03-02-100-051-0000  
968 Milwaukee

BUYER'S NAME (if known) Wheeling Park District

SCHEDULED CLOSING DATE AND TIME 12/30/09 at 2:00 p.m.

Phone number for seller 815-229-6789  
If you wish this to be faxed please provide a fax number and the name to which the Real Estate Transfer Certificate should be sent to:  
Fax # 815-229-6789 Attention of: Ela Henderson

I REQUEST THE VILLAGE OF WHEELING OBTAIN A FINAL READING (IF REQUIRED) AT MY SERVICE ADDRESS AND NOTIFY ME OF ANY AND ALL AMOUNTS DUE.

SIGNED [Signature] DATE: 12/29/2009  
as attorney for Seller

THE FOLLOWING IS FOR OFFICE USE ONLY:  
Final Reading N/A Judgment \$ 0 Local Ordinance Fines \$ 0  
Other Charges \$ 0

TOTAL AMOUNT DUE: \$ 0

NOTE: If this property does not close as scheduled the Village of Wheeling must be immediately notified by the seller or seller's agent. If the Village of Wheeling is not notified, the buyer will become responsible for any and all charges.