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Doc#: 1006110009 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/02/2010 09:39 AM Pg: 1 of 6

Route: North Halsted Street Bridge
Job No.: E-5-421
County: Cook
PIN: 17-04-301-001 (pt.)
Parcel: 0003
Owner: 735 Division, LLC, an Illinois
limited liability company
Address: 735-737 W. Division Street
Chicago, Illinois 60610

Reserved for Recorder's Use Only

WARRANTY DEED

The Grantor, **735 DIVISION, LLC**, an Illinois limited liability company, for the consideration of Two Hundred Thirty-Four Thousand Three Hundred Eighty-Five and 00/100 Dollars (\$234,385.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys and warrants to the **CITY OF CHICAGO**, an Illinois municipal corporation ("Grantee"), having its principal offices at 121 North LaSalle Street, Room 600, Chicago, Illinois 60602, all interest in the real property legally described and identified on Exhibit A attached hereto ("Property").

The Grantor, without limiting the interest conveyed herein, does hereby acknowledge that upon payment of the agreed consideration, all claims arising out of the acquisition by the Grantee have been settled, including any diminution in value to the remaining property of the Grantor caused by the opening, improving and using the Property for highway purposes.

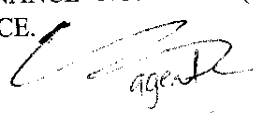
IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed in its name and behalf by its manager this 17th day of December, 2009.

735 DIVISION, LLC, an Illinois
limited liability company

By: 

Scott Sonoc
Manager

EXEMPT PURSUANT TO THE PROVISIONS OF THE REAL ESTATE TRANSFER TAX ACT, 35 ILCS 200/31-45(B); COOK COUNTY ORDINANCE NO. 93-0-27(B); AND SECTION 3-33-060(B) OF THE CHICAGO TRANSACTION TAX ORDINANCE.

 2/23/10

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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 Scott Sonoc, the manager of 735 Division, LLC, an Illinois limited liability company, who is 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 instrument as his free and voluntary act, and as the free and voluntary act of the limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 17th day of December, 2009.



Richard A. Toth

Notary Public

THIS INSTRUMENT WAS PREPARED BY, MAM-2009 CO-600.0
~~AND AFTER RECORDING RETURN TO:~~

Jory Wishnoff, Esq.
30 North LaSalle Street
Suite 1726
Chicago, Illinois 60602

Return to:
Wheatland Title Guaranty
105 W. Veterans Parkway, Yorkville, IL 60550

Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description

Parcel 0003

That part of Lot 1 in Block 85 together with a part of vacated North Kingsbury Street and part of Lot 1 in Block 86 in Elston's Addition to Chicago, being a subdivision in the Southwest Quarter of Section 4 and the Southeast quarter of Section 5, Township 39 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded May 11, 1855 (Ante Fire), Cook County, Illinois, all being a part of North Ogden Avenue, as opened by Order of Possession entered by the County Court of Cook County on March 1, 1945 in Doc. No. 42162, and vacated by Industrial Street Vacation Ordinance passed March 6, 1996 and recorded May 14, 1996 as Doc. 96363937; said parcel is further described as follows:

Beginning at the intersection of the east line of North Halsted Street extended north and the south line of West Division Street extended west per said Elston's Addition to Chicago; thence on an Illinois State Plane coordinate system, East Zone, NAD 83 bearing of South 88 degrees 19 minutes 06 seconds East, 30.00 feet along said south line of West Division Street extended west, being the north line of said Block 86 and its extension west; thence South 42 degrees 59 minutes 42 seconds West, 35.16 feet to a point on a line 5.00 feet east of and parallel with the said east line of North Halsted Street; thence South 02 degrees 19 minutes 27 seconds East, 155.02 feet along the last said parallel line to a point on a line perpendicular to the east line of North Halsted Street through a point, which is 180.08 feet south of the south line of said West Division Street extended west, as measured along the said east line of North Halsted Street; thence South 87 degrees 40 minutes 33 seconds West, 5.00 feet along the said perpendicular line, to the east line of North Halsted Street; thence North 00 degrees 19 minutes 27 seconds West, 180.08 feet along said east line of North Halsted Street to the Point of Beginning.

Parcel 0003 herein contains 0.028 acres or 1213 square feet, more or less.

17-04-301-001 (PT)

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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.

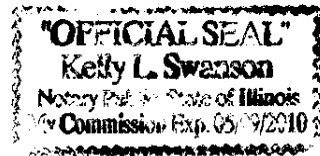
Dated February 11, 2010

Signature:

Joy Wishroy
Grantor or Agent

Subscribed and sworn to before me

By the said Agent
This 11th day of February, 2010
Notary Public Kelly J. Swanson



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 title to real estate under the laws of the State of Illinois.

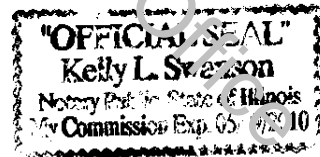
Dated February 11, 2010

Signature:

Joy Wishroy
Grantee or Agent

Subscribed and sworn to before me

By the said Agent
This 11th day of February, 2010
Notary Public Kelly J. Swanson



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 ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

UNOFFICIAL COPY**PLAT ACT AFFIDAVIT**

STATE OF ILLINOIS

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COUNTY OF COOK

Jory Wishnoff, being duly sworn on oath, states that he resides at 30 N. LaSalle Street, Suite 1726, Chicago, IL 60602. That the attached deed is not in violation of 765ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

OR

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The division of Lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use of right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

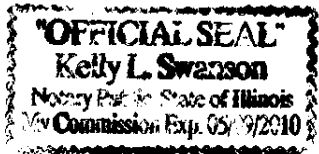
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Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

[Handwritten Signature]

SUBSCRIBED and SWORN to before me

this 11th day of February, 2010.



[Handwritten Signature]

Notary Public

Property of Cook County Clerk's Office