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WARRANTY DEED STATUTORY (ILLINOIS) (INDIVIDUAL TO INDIVIDUAL)



Doc#: 1008203022 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/23/2010 12:13 PM Pg: 1 of 3

2010
517
618
1155

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: 14494 John Humphry Drive, LLC, of 4700 W. 95th Street, Suite 102, Oak Lawn, 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: 27-10-100-088-0000

Address of Real Estate: 14494 John Humphrey Drive, Orland Park, Illinois

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 19th day of March, 2010.

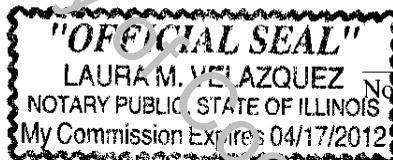
David Mitidiero, not individually but solely as the duly appointed receiver with respect to the property and premises commonly known as the John Humphrey Drive Office Complex located in Orland Park, Illinois pursuant to an order, dated May 26, 2009, entered in case no. 09CH00702, entitled Palos Bank & 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

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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 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 19th day of March, 2010.



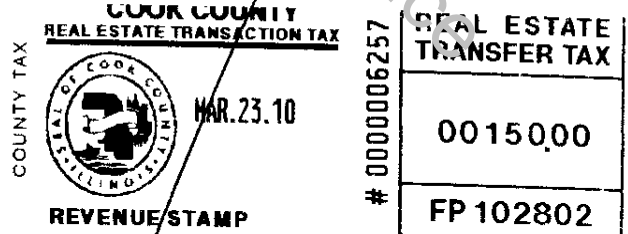
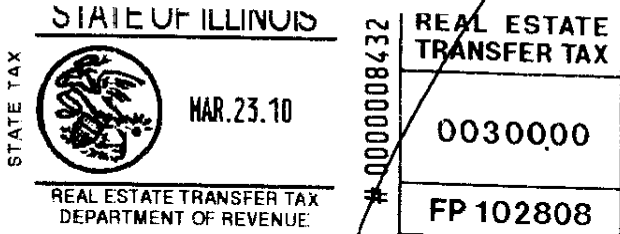
This Instrument was prepared by Brown, Udell, Pomerantz & Delrahim, Ltd., 1332 N. Halsted Street, Suite 100, Chicago, IL, 60642.

Mail to:

Selmaan Ansari, Esq.
350 S. Northwest Highway
Suite 300
Park Ridge, Illinois 60068

Send subsequent tax bills to:

Mohammad Al-Khudari
14494 John Humphrey Drive
Orland Park, Illinois 60462



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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 NUMBER 87639695 IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF LOT 3; THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF LOT 3, A DISTANCE OF 9.23 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 00 SECONDS WEST, A DISTANCE OF 43.07 FEET; THENCE NORTH 08 DEGREES 50 MINUTES 59 SECONDS EAST, A DISTANCE OF 19.40 FEET; THENCE NORTH 81 DEGREES 09 MINUTES 01 SECONDS WEST, A DISTANCE OF 3.50 FEET; THENCE NORTH 08 DEGREES 43 MINUTES 33 SECONDS EAST, A DISTANCE OF 5.62 FEET TO THE POINT OF BEGINNING; THENCE NORTH 81 DEGREES 02 MINUTES 50 SECONDS WEST, A DISTANCE OF 64.00 FEET; THENCE NORTH 08 DEGREES 51 MINUTES 29 SECONDS EAST, A DISTANCE OF 16.95 FEET; THENCE NORTH 81 DEGREES 08 MINUTES 31 SECONDS WEST, A DISTANCE OF 3.51 FEET; THENCE NORTH 08 DEGREES 51 MINUTES 29 SECONDS EAST, A DISTANCE OF 10.57 FEET; THENCE SOUTH 81 DEGREES 02 MINUTES 50 SECONDS EAST, A DISTANCE OF 71.00 FEET; THENCE SOUTH 09 DEGREES 03 MINUTES 39 SECONDS WEST, A DISTANCE OF 10.58 FEET; THENCE NORTH 80 DEGREES 56 MINUTES 21 SECONDS WEST, A DISTANCE OF 3.50 FEET; THENCE SOUTH 08 DEGREES 43 MINUTES 33 SECONDS WEST, A DISTANCE OF 16.95 FEET TO THE POINT OF BEGINNING.

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 0929318043