

# UNOFFICIAL COPY

④ SA4382017/  
201124677  
selbert

WARRANTY  
DEED



Doc#: 1122404250 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/12/2011 11:02 AM Pg: 1 of 4

Property of Cook County Office

(The Above Space For Recorder's Use Only)

THE GRANTOR, GEROULIS BUILDINGS, LLC, an Illinois limited liability company for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable considerations, in hand paid, CONVEYS AND WARRANTS to the GRANTEE, KRIEGER KIDDIE CORPORATION, an Illinois Corporation, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

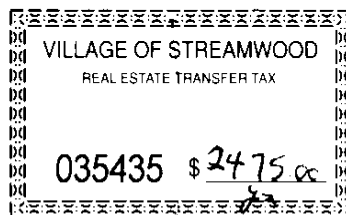
SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"  
HERE TO AND MADE A PART HEREOF

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 Grantor, either in law or equity, or, in and to the above described, with the appurtenances, unto the Grantee, its heirs and assigns forever, subject only to covenants, conditions and restrictions of record; public and utility easements; acts done or suffered through Buyer; existing leases and tenancies, if any; all special governmental taxes or assessments confirmed or unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the premises are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the premises against all persons lawfully claiming by, through or under it.

Property Address: 490-536 Bartlett S. Road, Streamwood, IL 60107

Permanent Index Number(s): 06-23-300-029-0000



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In Witness Whereof, said Grantors has caused its name to be signed to these presents this 29th day of July, 2011.

**GEROULIS BUILDINGS, LLC, an Illinois limited liability company**

By: **JOHN GEROULIS, its Manager**

STATE OF ILLINOIS



AUG.-3.11

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

6666000000 #

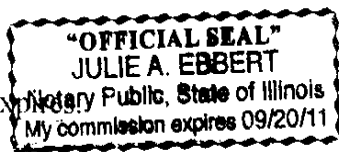
REAL ESTATE TRANSFER TAX
0082500
FP 103032

By: *John Geroulis*  
Name: **John Geroulis**  
Its: **Manager**

STATE OF ILLINOIS )  
COUNTY OF COOK ) *Supreme* SS

I, Julie A. Ebbert a notary public in and for said county, in the state aforesaid, do hereby certify that John Geroulis, the manager of Geroulis Buildings, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed in the foregoing instrument as such manager, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said entity for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 28 day of July, 2011.



My Commission Expires

9/20/11

*Julie A. Ebbert*  
Notary Public

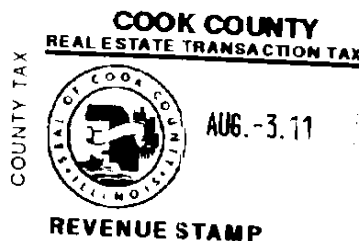
This instrument was prepared by:  
Edwin A. Gaussein, Esq.  
321 N. Clark Street, Suite 2500  
Chicago, IL 60654

Send Subsequent Tax Bills To:

*Krieger Riddle & Corporation  
1125 Chestnut Avenue  
Naperville, IL 60540*

AFTER RECORDING RETURN TO:

*J. SIMON BUTKUS  
GENERAL, KATINA & BUTKUS  
310 S COUNTY FARM RD. # H  
WHEATON, IL 60187*



REAL ESTATE TRANSFER TAX
0041250
FP 103034

# 0000010079

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## EXHIBIT A

### LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 AND RUNNING THENCE SOUTH 1 DEGREE, 08 MINUTES, 50 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 258.53 FEET FOR A PLACE OF BEGINNING; THENCE SOUTH 89 DEGREES, 34 MINUTES, 07 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4, 596.42 FEET TO THE CENTER LINE OF BARTLETT ROAD; THENCE SOUTH 13 DEGREES, 43 MINUTES, 35 SECONDS WEST, ALONG SAID CENTER LINE, 328.65 FEET TO THE NORTH LINE OF HILLTOP SUBDIVISION, RECORDED FEBRUARY 13, 1963 AS DOCUMENT NUMBER 18718416; THENCE NORTH 89 DEGREES, 20 MINUTES, 05 SECONDS WEST, ALONG SAID NORTH LINE, 524.82 FEET TO SAID WEST LINE OF THE SOUTHWEST 1/4; THENCE NORTH 1 DEGREE, 08 MINUTES, 50 SECONDS EAST, ALONG SAID WEST LINE, 317.72 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PROPERTY of Cook County Clerk's Office

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK } SS.

John Geracalis as Manager of Geracalis Buildings, LLC, being duly sworn on oath, states that  
\_\_\_\_\_ resides at 5110 N Lincoln, Chicago, IL. That the  
attached deed is not in violation of 765 ILCS 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 divisions 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 as 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.

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

John Geracalis  
Manager

SUBSCRIBED and SWORN to before me

this 28<sup>th</sup> day of July, 2011.

Julie A. Eberhart  
Notary Public

