

# UNOFFICIAL COPY



Doc#: 1130604056 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/02/2011 09:28 AM Pg: 1 of 4

## WARRANTY DEED ILLINOIS STATUTORY

Prepared by  
MAIL TO:

Lanphier & Kowalkowski, Ltd.  
568 Spring Rd., Suite B  
Elmhurst, IL 60126

2011 247 89 / L-K 612-8015

### NAME & ADDRESS OF GRANTEE AND TAXPAYER:

Martin McDonagh  
5S376 Radcliff Rd.  
Naperville, IL 60563-1674

THE GRANTOR, **ULT SERVICES, L.P.**, an Illinois Limited Partnership, created and 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 Ten and No/100 (\$10.00) -----DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Limited Partners of said Limited Partnership, \*\* formerly known as United Lift Truck L.P.

CONVEY(S) AND WARRANT(S) to MARTIN McDONAGH  
(GRANTEE'S ADDRESS) 5S376 Radcliff Rd.

of the City of Naperville, County of DuPage, State of Illinois,  
all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 3 (EXCEPT THE WEST 1 INCH) IN BLOCK 2 IN MARSH'S SUBDIVISION OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 16 TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 15-16-214-040-0000

Property Address: 2516 W. Van Buren, Bellwood, IL 60104

In Witness Whereof, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its General Partner, this 12th day of October, 2011.

ULT SERVICES, L.P., an Illinois Limited Partnership

By: UNITED LIFT TRUCK INC., General Partner

By: Jack Gorman  
JACK GORMAN, President

S Y  
P 4  
S N  
SC Y  
INT 2

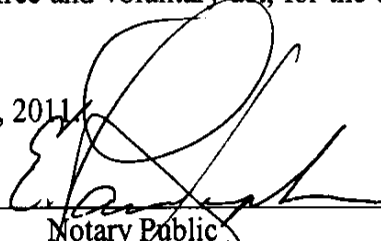
**BOX 333-CT**

# UNOFFICIAL COPY

STATE OF ILLINOIS ) ss.  
County of DuPage )

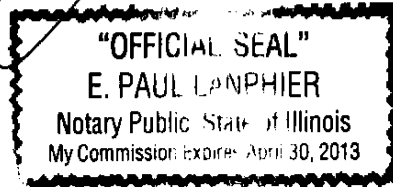
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ULT SERVICES, L.P., By: UNITED LIFT TRUCK, INC., an Illinois corporation, General Partner, by JACK GORMAN, President, personally known to me to be a General Partner of ULT SERVICES, L.P., an Illinois Limited Partnership, appeared before me this day in person, and severally acknowledged that as such General Partner, he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 12<sup>th</sup> day of October, 2011



Notary Public

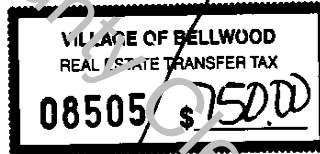
My commission expires on \_\_\_\_\_, 20\_\_



COUNTY - ILLINOIS TRANSFER STAMP



**NAME and ADDRESS OF PREPARER:**

Lanphier & Kowalkowski, Ltd.  
568 Spring Rd., Suite B  
Elmhurst, IL 60126



*Return to:*

**Attorney James F. Cooke**  
215 West Illinois Street  
St. Charles, IL 60174

REAL ESTATE TRANSFER		10/12/2011
	COOK	\$750.00
	ILLINOIS:	\$150.00
	<b>TOTAL:</b>	<b>\$225.00</b>

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ILLINOIS FORM B - Form normally used for sale of property improved with multi-family structure of five or more units or commercial or industrial properties

CHICAGO TITLE INSURANCE COMPANY

## REAL ESTATE SALE CONTRACT

1. MARTIN McDONAGH (Purchaser) agrees to purchase at a price of \$150,000.00 on the terms set forth herein, the following described real estate in Cook County, Illinois: commonly known as 2516 W. Van Buren, Bellwood, Illinois, and with approximate lot dimensions of 90 x 180, together with the following property presently located thereon: Commercial building and all improvements presently existing therein.
2. ULT SERVICES, L.P., an Illinois Limited Partnership, (Seller) agrees to sell the real estate and the property described above, if any, at the price and terms set forth herein, and to convey or cause to be conveyed to Purchaser or nominee title thereto by a recordable Limited Partnership deed, with release of homestead rights, if any, and a proper bill of sale, subject only to: (a) covenants, conditions and restrictions of record; (b) public and utility easements and roads and highways, if any; (c) mortgage or trust deed specified below, if any; (d) general taxes for the year 2011 and subsequent years. Encroachment of one story commercial building located on property west of and adjoining onto the property by 0.79 foot to 1.87 feet as shown as Plat of Survey dated July 15, 1998 performed by LSCI.
3. Purchaser has paid \$25,000.00 as earnest money to be applied on the purchase price, and agrees to pay or satisfy the balance of the purchase price, plus or minus prorations, at the time of closing as follows: *(Strike subparagraph not applicable)*
- (a) The payment of ~~\$15,000.00~~ <sup>\$25,000.00</sup> *11/15/11*
- (b) The payment of \$100,000.00 and the balance payable as follows: in equal monthly installments of principal and interest @ 6.5 % per annum of \$3,064.90 beginning on November 1, 2011 for a period of 36 months with a final payment on December 1, 2014 plus 1/12 per month of real estate taxes and insurance to be evidenced by the note of Purchaser (grantee), providing for full prepayment privileges without penalty, which shall be secured by a part-purchase money mortgage (trust deed), the latter instrument and the note to be in the form hereto attached as Schedule B, or, in the absence of this attachment, the forms prepared by B. Paul Lanphier and identified as Nos. \*\*, and by a security agreement (as to which Purchaser will execute or cause to be executed such financing statements as may be required under the Uniform Commercial Code in order to make the lien created thereunder effective), and an assignment of rents, said security agreement and assignment of rents to be in the forms appended hereto as Schedules C and D. Purchaser shall furnish to Seller an American Land Title Association loan policy insuring the mortgage (trust deed) issued by the Chicago Title Insurance Company.
- (\*\*If a Schedule B is not attached and the blanks are not filled in, the note shall be secured by a trust deed, and the note and trust deed shall be in the forms used by the Chicago Title Land Trust Company.)
- (c) The acceptance of the title to the real estate by Purchaser subject to a mortgage or trust deed of record securing a principal indebtedness (which the Purchaser [docs] [does not] agree to assume) aggregating \$ bearing interest at the rate of % a year, and the payment of a sum which represents the difference between the amount due on the indebtedness at the time of closing and the balance of the purchase price.

**PROPERTY SALES AFFIDAVIT**

This Affidavit is executed this 10<sup>th</sup> day of OCTOBER, 2011, by and between ULT SERVICES LTD (seller), and MARTIN McDONAGH (purchaser).

Whereas, Seller owns real estate located at 2516 W. VAN BUREN, Bellwood, Ill., and whereas, seller and purchaser have entered into an agreement to sell the property, and whereas, there exist certain alleged code violations against the property as disclosed by pre sale inspection dated 3-23-2011 issued by the Building or Code Enforcement Department of the Village of Bellwood; and

NOW THEREFORE, these affiants under oath state as follows:

1. That all affiants are aware of the existing alleged building code violations
2. That all affiants have received a copy of the alleged building code violations.
3. That the Purchaser agrees to make any and all repairs required within 45 days hereof.
4. That if the Purchaser(s) fail to complete work described on the attached report that the purchaser(s) can be assessed a fine in the amount of \$500.00 per day for each and every day that the work is not complete.

See attached report

Seller Jack Gorman, Purchaser Martin McDonagh

SWORN to and subscribed to before me \_\_\_\_\_

This 10<sup>th</sup> day of OCTOBER, 2011

