



Doc#: 1135039087 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/16/2011 01:13 PM Pg: 1 of 7

This instrument prepared by:
Dawn MacKinnon, Esq.
Holme Roberts & Owen LLP
1700 Lincoln, Suite 4100
Denver, Colorado 80203

SPECIAL WARRANTY DEED

2 of 5

Grantor, 11050 WEST KING STREET ASSOCIATES, LLC, a Delaware limited liability company, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor by FRANKLIN AVENUE LLC, an Illinois limited liability company ("Grantee"), and whose mailing address is c/o Interplex Daystar, Inc., Attn: Dan Carioggia, 11535 Franklin Avenue, Franklin Park, Illinois 60131, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, convey, assign and deliver to Grantee that parcel of real estate legally described on the attached **Exhibit A** and subject to the matters set forth on **Exhibit B** attached hereto and made a part hereof ("Permitted Exceptions").

TO HAVE AND TO HOLD the herein described Property, together with all and singular the tenements, hereditaments and appurtenances thereto belonging unto Grantee, its successors and assigns and Grantor hereby agrees to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns against every person whomsoever lawfully claiming the same, by, through or under Grantor, but not otherwise, subject however, to the Permitted Exceptions.

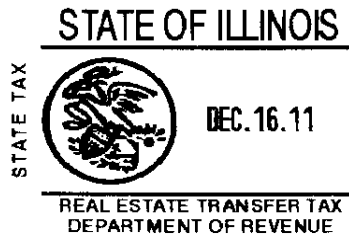
Commonly known as: 11130 W. King Street, Franklin Park, Illinois 60131

Property Index Number: 12-20-300-030-0000.

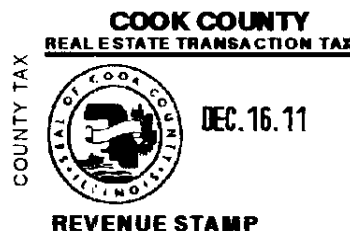


Mail to:

Stewart Title NTS - Chicago
10 S. Riverside Plaza, Suite 1450
Chicago, IL 60608
PH: 312-849-4400
File No: 11000031098



REAL ESTATE TRANSFER TAX
03 155.50
0000006837
FP 103037



REAL ESTATE TRANSFER TAX
0 1577.75
0000006672
FP 103042

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IN WITNESS WHEREOF, Grantor has caused this deed to be executed on the 4th day, ~~November~~, 2011.
effective for all purposes
~~December~~

GRANTOR: 11050 WEST KING STREET ASSOCIATES, LLC,
a Delaware limited liability company

By: Alliance/4 HR Fund, LLC, a Delaware
limited liability company,
its Sole Member and Manager

By: AVF Management, LLC,
a Colorado limited liability company,
its Managing Member

By: *[Signature]*
Name: *Douglas H. McCormick*
Title: Voting Member

STATE OF COLORADO)
)
COUNTY OF JEFFERSON)

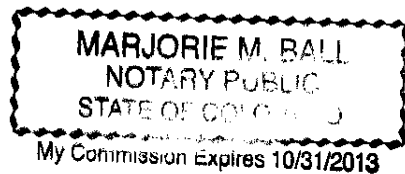
This instrument was acknowledged before me on this 4th day of November, 2011 by *Douglas McCormick* as Voting Member of AVF Management, LLC, a Colorado limited liability company, managing member of Alliance/4HR Fund, LLC, a Delaware limited liability company, the sole member and manager of 11050 WEST KING STREET ASSOCIATES, LLC, a Delaware limited liability company.

WITNESS my hand and official seal.

Marjorie M. Ball
Notary Public - State of Colorado

My commission expires: 10/31/13

[SEAL]



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~~After Recording~~

~~Return to:~~

Neal, Gerber & Eisenberg, LLP
Two North LaSalle Street, Suite 1700
Chicago, Illinois 60602
Attn: Leah A. Schleicher, Esq.

Send Subsequent

Tax Bills to:

Franklin Avenue LLC
C/O Interplex Daystar, Inc.
11535 Franklin Avenue
Franklin Park, Illinois 60131
Attn: Dan Carioggia

Property of Cook County Clerk's Office

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Exhibit A

Legal Description of the Property

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID SOUTHWEST 1/4, WITH THE NORTHERLY LINE OF A TRACT OF LAND CONVEYED BY THE CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE, UNDER TRUST AGREEMENT NO. 34900 TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, AS DOCUMENT 16913782, IN BOOK 54903, PAGE 331, SAID POINT BEING 1107.18 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE EASTERLY IN THE NORTHERLY LINE OF SAID TOLL HIGHWAY TRACT (SAID LINE FORMING AN ANGLE OF 79 DEGREES 23 MINUTES 10 SECONDS MEASURED IN THE NORTHEAST QUADRANT, WITH THE WEST LINE OF SAID SOUTHWEST 1/4) FOR A DISTANCE OF 163.26 FEET; THENCE NORTHERLY IN A LINE WHICH INTERSECTS THE NORTH LINE OF SAID SOUTHWEST 1/4 AT A POINT 85.26 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4, (SAID LINE BEING THE EASTERLY LINE OF THE NORTHERLY AND SOUTHERLY PORTION OF A STREET KNOWN AS WOLF ROAD) FOR A DISTANCE OF 50.46 FEET TO THE POINT OF INTERSECTION OF SAID LAST DESCRIBED LINE, WITH A LINE 50.00 FEET NORTHERLY OF (AT RIGHT ANGLE MEASUREMENT) AND PARALLEL WITH THE NORTHERLY LINE OF SAID TOLL HIGHWAY TRACT; THENCE EASTERLY IN SAID PARALLEL LINE, 490.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE CONVEYED BY THIS DESCRIPTION TO WIT:

THENCE NORTH NORTHWESTERLY IN A LINE DRAWN AT RIGHT ANGLES TO SAID PARALLEL LINE, 370.00 FEET; THENCE EAST-NORTHEASTERLY PARALLEL WITH SAID TOLL HIGHWAY TRACT, 128.07 FEET; THENCE WESTERLY ON THE ARC OF A CIRCLE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 368.26 FEET FOR A DISTANCE OF 120.38 FEET TO ITS POINT OF INTERSECTION WITH A LINE 459.50 FEET NORTHWESTERLY OF (AT RIGHT ANGLE MEASUREMENT) AND PARALLEL WITH THE NORTHERLY LINE OF SAID TOLL HIGHWAY TRACT; THENCE WEST-SOUTHWESTERLY IN SAID LAST DESCRIBED PARALLEL LINE, 446.81 FEET TO ITS POINT OF INTERSECTION WITH THE EASTERLY LINE OF WOLF ROAD; THENCE SOUTHERLY IN THE EASTERLY LINE OF SAID WOLF ROAD, 393.09 FEET TO ITS POINT OF INTERSECTION WITH SAID LINE 50.00 FEET NORTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID TOLL HIGHWAY TRACT; THENCE EASTERLY IN SAID LAST DESCRIBED PARALLEL LINE, 490.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 12-20-300-030-0000

ADDRESS: 11130 KING STREET, FRANKLIN PARK, ILLINOIS 60131

TOGETHER WITH THE EASEMENT RIGHTS BENEFITTING THE ABOVE DESCRIBED PROPERTY AS CONTAINED IN THE DECLARATION OF EASEMENT RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DECEMBER __, 2011 DOCUMENT NO. 1135039086, IN BOOK _____ AT PAGE _____.

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Exhibit B

Permitted Exceptions

1. GENERAL REAL ESTATE TAXES FOR 2011 AND SUBSEQUENT YEARS, NOT YET DUE OR PAYABLE.
2. ALTA/ACSM LAND TITLE SURVEY MADE BY CERTIFIED SURVEY, INC. UNDER ORDER NO. 060708-A(Y), DATED OCTOBER 22, 2011, AND LAST REVISED NOVEMBER 8, 2011, DISCLOSES THE FOLLOWING MATTERS:
 - A) SANITARY SEWERS LYING WEST OF THE EASTERLY LINE OF THE LAND AS EVIDENCED BY MANHOLES;
 - B) VARIOUS SIGNS ALONG THE WEST AND SOUTH LINES OF THE LAND ONTO THE PUBLIC WAY;
 - C) WATERMAIN ALONG THE SOUTHWEST CORNER AND ALONG THE SOUTHERLY LINE OF THE LAND AS EVIDENCED BY MANHOLES;
 - D) POSSIBLE UTILITY EASEMENT ALONG THE NORTHEAST CORNER AND NORTH LINE OF THE LAND EVIDENCED BY THE VARIOUS CATCH BASINS AND UTILITY POLES;
 - E) SANITARY SEWER ALONG THE NORTH LINE OF THE LAND AS EVIDENCED BY VARIOUS MANHOLES; AND
 - F) RAILROAD TRACKS RUNNING SOUTH OF THE NORTHERLY LINE OF OF THE LAND.
3. TERMS, PROVISIONS, CONDITIONS, EASEMENTS AND RIGHTS OF ADJOINING LAND OWNERS AS CONTAINED IN DECLARATION OF EASEMENT RECORDED IMMEDIATELY PRECEDING THIS SPECIAL WARRANTY DEED.

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AFFIDAVIT -- METES AND BOUNDS

STATE OF COLORADO

COUNTY OF JEFFERSON

11650 WEST KING STREET ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, being duly sworn on oath, states that the attached deed is not in violation of Section 205/1 of Chapter 765 of the Illinois Compiled Statutes for one of the following reasons.

1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
4. The conveyance is 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 easements of access.
5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. 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.
7. The conveyance is made to correct descriptions in prior conveyances.
8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 19, 1959 and not involving any new streets or easements of access.
9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and a survey of said single lot having been made by a registered land surveyor.
10. The conveyance is of land described in the same manner as title was taken by grantor(s).

THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CIRCLED.

AFFILANT further states that it makes this affidavit for the purpose of inducing the Recorder of Cook County, State of Illinois, to accept the attached deed for recording.

(signature page follows)

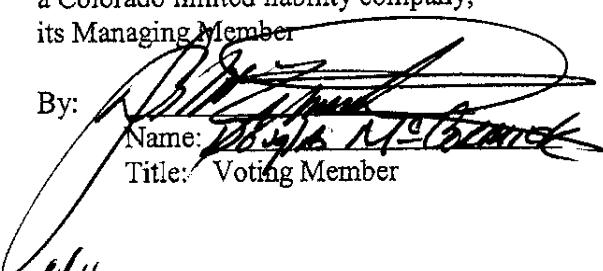
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Dated effective for all purposes as of December 9, 2011.

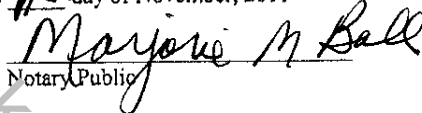
11050 WEST KING STREET ASSOCIATES, LLC,
a Delaware limited liability company

By: Alliance/4 HR Fund, LLC,
a Delaware limited liability company,
its Sole Member and Manager

By: AVF Management, LLC,
a Colorado limited liability company,
its Managing Member

By: 
Name: Douglas McGeorge
Title: Voting Member

SUBSCRIBED and SWORN to before me this 9th day of November, 2011


Notary Public

MARJORIE M. BALL
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 10/31/2013

Property of COOK COUNTY Clerk's Office