

# UNOFFICIAL COPY



Doc#: 1213704141 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/16/2012 01:38 PM Pg: 1 of 4

**Prepared by:**

Joseph Hill  
Goldin, Hill & Associates, P.C.  
9100 West Plainfield Road  
Brookfield, IL 60513

**and after recording return to:**

Kenneth J. Nemecek  
Goldstine, Skrodzki, Russian, Nemecek and Hoff, Ltd.  
835 McClintock Drive, Second Floor  
Burr Ridge, Illinois 60527

2012/5/16  
NW 5719106

## GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made as of this 1st day of May, 2012 between **FAIRVIEW COMMERCIAL LENDING, INC.**, a Georgia corporation ("Grantor"), and **5301 DANSHER, LLC**, a Delaware limited liability company ("Grantee").

### WITNESSETH:

THAT, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has CONVEYED AND WARRANTED and by these presents does hereby CONVEY AND WARRANT unto Grantee all that tract or parcel of land described in Exhibit "A" attached hereto and made a part hereof, together with all buildings, structures, improvements and related facilities located thereon, together with all rights, members, easements, rights-of-way and appurtenances in any manner appertaining or belonging to said property (collectively the "Property");

TO HAVE AND TO HOLD the Property unto Grantee forever in fee simple, subject only to building lines and building laws and ordinances and the matters (hereinafter the "Permitted Exceptions") set forth in Exhibit "B" attached hereto and made a part hereof. Grantor shall warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons, except for claims arising under and by virtue of the Permitted Exceptions. "Grantor" and "Grantee" shall include their respective heirs, successors and assigns.

**BUX 333-CT**


S. Y  
P. 4  
S. N  
SC. 1  
INT. 1

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IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed as of the day and year first above written.

**GRANTOR:**

**FAIRVIEW COMMERCIAL LENDING, INC.,**  
a Georgia corporation

By:   
Name: Lawrence Weinberg  
Title: President

STATE OF GEORGIA )  
  ) SS:  
COUNTY OF Cobb )

On this 1st day of May, 2012, before me, the undersigned, a Notary Public in and for the State of Georgia, personally appeared Lawrence Weinberg, to me known, who, being by me duly sworn, did depose and say that he is the President of **FAIRVIEW COMMERCIAL LENDING, INC.** a Georgia corporation, that the instrument was signed and sealed on behalf of the said corporation, and that the foregoing Lawrence Weinberg acknowledged execution of the instrument to be the voluntary act and deed of said corporation.

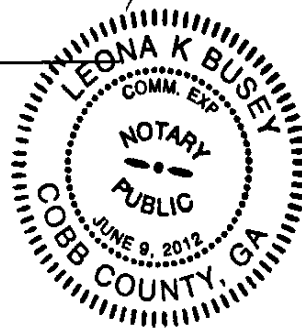
**IN TESTIMONY WHEREOF,** I have hereunto set by hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

  
Notary Public

(Seal)

My Commission Expires: 6/9/12

**Mail future tax bills to:**  
5301 Dansher, LLC  
c/o Sokol and Company  
5315 Dansher Road  
Countryside, IL 60525



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## EXHIBIT A

### Property

LOT "B" IN RESUBDIVISION OF LOT 4 IN TRACT 2 OF DANSHER INDUSTRIAL PARK, COUNTRYSIDE, ILLINOIS, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN ON THE RESUBDIVISION PLAT THEREOF FILED JUNE 28, 1968 AND RECORDED IN RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT 20535220 AND CORRECTED BY DOCUMENT 20716680, IN COOK COUNTY, ILLINOIS.

Common Address: 5301 Dansher Road, Countryside, Illinois 60525  
PIN: 18-09-416-023-0000



REAL ESTATE TRANSFER		05/04/2012
	COOK	\$370.00
	ILLINOIS:	\$740.00
TOTAL:		\$1,110.00

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## EXHIBIT B

### Permitted Exceptions

EASEMENT FOR PUBLIC UTILITIES OVER AND ACROSS THE EAST 10 FEET AND THE NORTH 20 FEET OF THE SOUTH 840.32 FEET OF LOT 4 IN TRACT 2 OF THE SUBDIVISION OF DANSHER INDUSTRIAL PARK, AS SHOWN ON THE PLAT THEREOF RECORDED NOVEMBER 4, 1966 AS DOCUMENT NO. 19986775 AND AS ALSO SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY PREPARED BY NEKOLA SURVEY, INC., DATED FEBRUARY 9, 2012 AS JOB NO. 12-01-0052.

PUBLIC UTILITY EASEMENT AS SHOWN ON THE PLAT OF RE-SUBDIVISION OF LOT 4 IN TRACT 2 OF DANSHER INDUSTRIAL PARK RECORDED JUNE 28, 1968 AS DOCUMENT NO. 20535220 OVER AND ACROSS THE SOUTH AND EAST 10 FEET OF LOT B THEREOF, AS SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY PREPARED BY NEKOLA SURVEY, INC. DATED FEBRUARY 9, 2012 AS JOB NO. 12-01-0052.

Property of Cook County Clerk's Office