

# UNOFFICIAL COPY



Doc#: 1224342140 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/30/2012 01:27 PM Pg: 1 of 3

<b>REAL ESTATE TRANSFER</b>		08/24/2012
	COOK	\$500.00
	ILLINOIS:	\$1,000.00
<b>TOTAL:</b>		<b>\$1,500.00</b>
16-30-314-023-0000   20120307601645   MJEZE5		

## WARRANTY DEED

### Prepared by:

William E. Boylan  
Attorney at Law  
381 E. St. Charles Road  
Carol Stream IL 60188

ANGEL ASSOCIATES LIMITED PARTNERSHIP, an Illinois Limited Partnership, with its principal office address at 381 E. Dt. Charles Road, Carol Stream, Illinois 60188, for the consideration of One U.S. Dollar and No/100ths (U.S. \$1.00) and other good and valuable consideration in hand paid, by these presents does hereby warrant, grant and convey to:

Salbinder Singh Gadri whose address is 4655 Lake Trail Drive, Unit # 3D, Lisle, IL 60532

the following described real estate (the "Property"), situated in the County of Cook, State of Illinois, more particularly described as follows, to wit:

See legal description set forth on Exhibit A attached hereto and incorporated hereina.

Address of Real Estate: 2945 South Harlem Avenue, Berwyn, IL 60402

- Tax Identification Number(s): 16-30-314-019-0000
- 16-30-314-020-0000
- 16-30-314-021-0000
- 16-30-314-022-0000
- 16-30-314-023-0000

*Handwritten signature and amount: \$9999.00*

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 ANGEL ASSOCIATES Limited Partnership, either in law or equity, of, in and to the Property, with the hereditaments and

FIRST AMERICAN TITLE  
ORDER # 2328908

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appurtenances; **TO HAVE AND TO HOLD** the Property as above described, with the appurtenances, unto Grantee, its successors and assigns forever.

Subject to: (a) Existing sublease of a portion of the property to a quick service restaurant operator, as set forth in a separate agreement; (b) covenants, conditions and restrictions of record; (c) general real estate taxes not yet due and payable; (d) zoning laws and ordinances; (e) Retail Dealer Fuel Purchase Contract dated July 23, 2012 between grantee and Parent Petroleum Inc.

**IN WITNESS WHEREOF**, said Grantor has caused this Warranty Deed to be executed by an authorized representative of Grantor this 16<sup>th</sup> day of August, 2012.

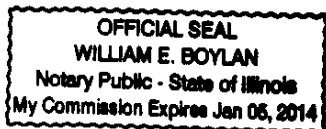
Angel Associates Limited Partnership

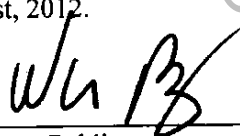
By:   
Name: Peter M. Spina  
Title: Authorized Agent

STATE OF ILLINOIS            )  
  )SS  
COUNTY OF DuPage         )

I, William E. Boylan, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Peter M. Spina, personally known to me to be the duly authorized agent of Angel Associates Limited Partnership, and 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 as such authorized agent, he signed and delivered such instrument, as his free and voluntary act and deed, and as the free and voluntary act and deed of such Limited Partnership, for the uses and purposes therein set forth.

Given under my hand and official seal this 16<sup>th</sup> day of August, 2012.



  
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

When Recorded, Return To: Rolewick + Gutake, P.C. 1776 S. Naperville Rd #104A Wheaton IL 60189

Mail Subsequent Tax Bills To: S. Gadri 2945 S. Harlem Avenue Berwyn IL 60402

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**EXHIBIT A  
TO  
WARRANTY DEED**

**Legal Description**

2945 South Harlem Avenue  
Berwyn, IL

Lots 18, 19, 20, 21, and 22 in Block 5 in Kirchman and Jedlans Western Agency and Loan Corporation, a Subdivision of Lots 5 and 6 in Circuit Court Partition of the West ½ of the Southwest ¼ of Section 30, Township 39 North, Range 13, East of the Third Principal Meridian, being the Northeastern corner of Harlem Avenue and 30<sup>th</sup> Street, in Cook County, Illinois.

PIN Numbers: 16-30-314-019-0000  
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