

(1 of 6)

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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY



1231829031D

Doc#: 1231829031 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/13/2012 10:51 AM Pg: 1 of 5

Property of Cook County Clerk's Office

THE GRANTOR, OS Lemont Development Company, LLC, an Illinois limited liability company, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, conveys and warrants to Lemont Village Square, LLC, an Illinois limited liability company, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A Attached hereto.

SUBJECT TO: covenants, conditions and restrictions of record, and general real estate taxes for the year 2012 and subsequent years.

Permanent Real Estate Index Numbers: 22-32-200-008-0000, 22-32-200-018-0000, 022-32-200-029-0000, 22-32-200-034-0000 and 22-32-200-048-0000

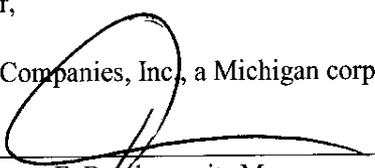
Addresses of Real Estate: 1237 State Street, Lemont, IL 60439; 1243 State Street, Lemont, IL 60439; 1251 State Street, Lemont, IL 60439, 1217 State Street, Lemont, IL 60439; and 15434 W. 127th Street, Lemont, IL 60439.

Dated this 7th day of November, 2012.

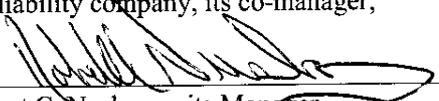
OS Lemont Development Company, LLC, an Illinois limited liability company,

By: A.C.R., LLC, a Michigan limited liability company, its co-manager,

By: Trillium Companies, Inc., a Michigan corporation,

By: 
Anthony F. Randazzo, its Manager

By: Nusbaum Ventures - Lemont, LLC, a Michigan limited liability company, its co-manager,

By: 
Robert C. Nusbaum, its Manager

CT.I.C. 8894179 KARSA

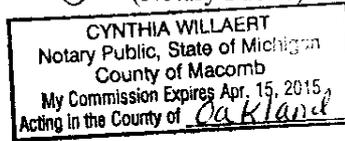
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MICHIGAN
STATE OF ~~ILLINOIS~~)
) ss.
COUNTY OF OAKLAND)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Anthony F. Randazzo, personally known to me to be the President of Trillium Companies, Inc., a Michigan corporation, 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 President he signed and delivered the said instrument pursuant to authority given by the board of directors of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of NOVEMBER, 2012.

Cynthia Willaert
(Notary Public)

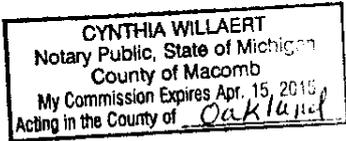


MICHIGAN
STATE OF ~~ILLINOIS~~)
) ss.
COUNTY OF Oakland)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Robert C. Nusbaum, personally known to me to be the Manager of Nusbaum Ventures - Lemont, LLC, a Michigan limited liability company, 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 Manager he signed and delivered the said instrument pursuant to authority given by the Manager of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of NOVEMBER, 2012.

Cynthia Willaert
(Notary Public)



EXEMPT UNDER PROVISIONS OF PARAGRAPH E
SECTION 31 - 45, REAL ESTATE TRANSFER TAX LAW
DATE: _____

Mark S. Sins
Signature of Buyer, Seller or Representative

Prepared By: George L. Schoenbeck
Sosin & Arnold, Ltd.
9501 W. 144th Place, Suite 205
Orland Park, IL 60462-2563

Mail To:
George L. Schoenbeck
Sosin & Arnold, Ltd.
9501 W. 144th Place, Suite 205
Orland Park, IL 60462

Name and Address of Taxpayer:
Lemont Village Square, LLC
2617 Beacon Hill Drive
Auburn Hills, MI 48326

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THE WEST 165 FEET OF THE WEST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND, CONVEYED TO THE COUNTY OF COOK, A BODY POLITIC, BY DEED DATED OCTOBER 23, 2003 AND RECORDED DECEMBER 13, 2004 AS DOCUMENT NUMBER 0434839063:

THE SOUTH 5.18 METERS (17 FEET) OF THE NORTH 15.24 METERS (50 FEET) OF THE WEST 50.29 METERS (165 FEET) OF THE WEST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS:

AND ALSO EXCEPT THE FOLLOWING DESCRIBED LAND CONVEYED TO THE COUNTY OF COOK, A BODY POLITIC, BY DEED DATED MAY 2, 2011 AND RECORDED MAY 18, 2011 AS DOCUMENT NUMBER 1113818053:

THE NORTH 50 FEET OF THE WEST 165 FEET OF THE WEST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS EXCEPT THE LAND CONVEYED TO THE COUNTY OF COOK, A BODY POLITIC, BY DEED DATED OCTOBER 23, 2003 AND RECORDED DECEMBER 13, 2004 AS DOCUMENT NUMBER 0434839063.

PARCEL 2:

THE SOUTH 123.72 FEET OF THE WEST 208.70 FEET OF THE NORTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 2 IN COMMUNITY BANK OF LEMONT SUBDIVISION OF LOT 1 IN THE PLAT OF CONSOLIDATION OF PART OF LOT 3 IN COUNTY CLERK'S DIVISION OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 4:

THE SOUTH 100 FEET OF THE WEST 225 FEET OF THE NORTH $\frac{1}{2}$ OF THE NORTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THE NORTH $\frac{1}{4}$ OF THE SOUTH $\frac{1}{2}$ OF THE NORTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THE SOUTH $\frac{1}{2}$ OF THE SOUTH $\frac{1}{2}$ OF THE NORTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 3 AFORESAID, AS CREATED BY THE EASEMENT RECORDED DECEMBER 30, 2004 AS DOCUMENT NUMBER 0436518095, AS AMENDED AND RESTATED BY AGREEMENT RECORDED JULY 11, 2006 AS DOCUMENT NUMBER 0619256131 OVER THOSE PORTIONS OF THE FOLLOWING DESCRIBED LAND AS DESCRIBED IN SAID INSTRUMENT:

LOT 1 IN COMMUNITY BANK OF LEMONT SUBDIVISION OF LOT 1 IN THE PLAT OF CONSOLIDATION OF PART OF LOT 3 IN COUNTY CLERK'S DIVISION OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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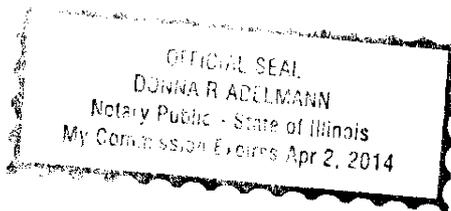
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated Nov. 8, 2012, _____ Signature: Robert J. Karza (Agent)
Grantor or Agent

Subscribed and sworn to before me by the
said ROBERT J. KARZA
this 8 day of NOVEMBER
2012

Donna R Adelmann
Notary Public

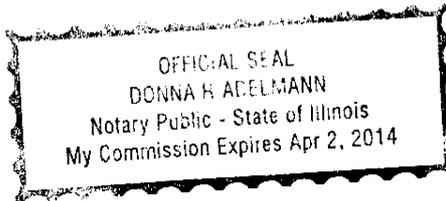


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated Nov. 8, 2012, _____ Signature: Robert J. Karza (Agent)
Grantee or Agent

Subscribed and sworn to before me by the
said ROBERT J. KARZA
this 8th day of NOVEMBER
2012

Donna R Adelmann
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]