

UNOFFICIAL COPY



Owner 3815 Ashland, LLC, an
Illinois Limited Liability
Company
Address 3815 South Ashland Avenue
Route Pershing Road &
Ashland Avenue **60609**
County Cook
Parcel No. 0001
P.I.N. No. 17-32-300-081

Doc#: 1310022011 Fee: \$48.00
RHSP Fee: \$10.00 Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/10/2013 09:03 AM Pg: 1 of 6

WARRANTY DEED **(Limited Liability Company) (Non-Freeway)**

3815 Ashland, LLC, an Illinois Limited Liability Company, a limited liability company, organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business under the Statutes of the State of Illinois, (Grantor), for and in consideration of Ten Thousand and 00/100's Dollars (\$10,000.00), receipt of which is hereby acknowledged, and pursuant to the authority given by the member(s) of said company, grants, conveys, and warrants to the City of Chicago, a municipal corporation, (Grantee), the following described real estate:

See attached legal description

situated in the County of Cook, State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises."

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.

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Dated this 25th day of July, 2012.

3815 Ashland, LLC, an Illinois
Limited Liability Company
Company Name

By: [Signature]
Signature

Stewart W. Mills, Manager
Print Name and Title

By: [Signature]
Signature

James P. Avgeris, Manager
Print Name and Title

State of Illinois)
County of Deer Park) ss

This instrument was acknowledged before me on July 25th, 2012, by Stewart W. Mills and James P. Avgeris, as Managers of 3815 Ashland, LLC, an Illinois Limited Liability Company.



[Signature]
Notary Public

My Commission Expires: 5/7/16

Exempt under 35 ILCS 200/31-45(b), Real Estate Transfer Tax Law

1/8/13
Date

[Signature]
Buyer, Seller or Representative

This instrument was prepared by:

Mark D. Mathewson
Mathewson Right of Way Company
30 N. LaSalle Street, Suite 1726
Chicago, IL 60602

Taxes and Grantee's Address:

City of Chicago
30 N. LaSalle Street, Suite 400
Chicago, IL 60602


Return to: MAM-2012 007741
Wheatland Title Guaranty
105 W. Veterans Parkway, Yorkville, IL 60560
(182)



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PARCEL 1

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF A LINE THAT IS 33 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, ALSO BEING THE EXISTING WESTERLY LINE OF ASHLAND AVENUE WITH A LINE THAT IS 33 FEET NORTH OF AND PARALLEL WITH SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, ALSO BEING THE EXISTING NORTHERLY LINE OF PERSHING ROAD; THENCE NORTH 01 DEGREES 26 MINUTES 03 SECONDS WEST ALONG SAID EXISTING EASTERLY LINE OF ASHLAND AVENUE, 30.00 FEET; THENCE SOUTH 46 DEGREES 25 MINUTES 21 SECONDS EAST TO SAID EXISTING NORTHERLY LINE OF PERSHING ROAD, 42.43 FEET; THENCE SOUTH 88 DEGREES 35 MINUTES 20 SECONDS WEST ALONG SAID EXISTING NORTHERLY LINE, 30.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

THE ABOVE DESCRIBED PARCEL CONTAINS 450 S.F., MORE OR LESS.

REAL ESTATE TRANSFER		02/11/2013
	CHICAGO:	\$0.00
	CTA:	\$0.00
	TOTAL:	\$0.00
17-32-300-081-0000 20130101601240 D6NK06		

REAL ESTATE TRANSFER		04/09/2013
	COOK:	\$0.00
	ILLINOIS:	\$0.00
	TOTAL:	\$0.00
17-32-300-081-0000 20130101601240 Z5WDBE		

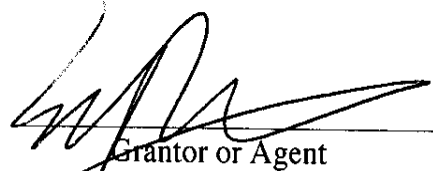
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STATEMENT BY GRANTOR AND GRANTEE

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 title to real estate under the laws of the State of Illinois.

Dated 1/8/13

Signature:


Grantor or Agent

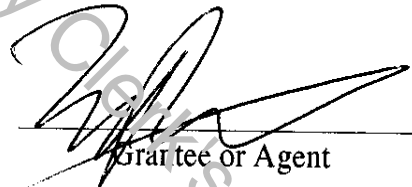
Subscribed and sworn to before me
By the said Mark D. Mathewson
This 8th day of January, 2013
Notary Public Kristy L. Paraday



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 title to real estate under the laws of the State of Illinois.

Dated 1/8/13

Signature:


Grantee or Agent

Subscribed and sworn to before me
By the said Mark D. Mathewson
This 8th day of January, 2013
Notary Public Kristy L. Paraday



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 ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

UNOFFICIAL COPY**PLAT ACT AFFIDAVIT**

STATE OF ILLINOIS

COUNTY OF COOK }

Mark D. Mathewson, being duly sworn on oath, states that he resides at 30 N. LaSalle Street, Suite 1726, Chicago, Illinois 60602. That the attached deed is not in violation of 765ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantor owns no adjoining property to the premises described in said deed;

OR

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The division of Lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use of right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. 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.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Mark D. Mathewson

SUBSCRIBED and SWORN to before me

this 8th day of January, 2013.

Kristy J. Paraday
Notary Public



Property of Cook County Clerk's Office