

# UNOFFICIAL COPY

## WARRANTY DEED (Illinois)

MAIL TO:

Thomas R. Palmer  
Meltzer, Purtill & Stelle, LLC  
1515 Woodfield Road, 2<sup>nd</sup> Floor  
Schaumburg, IL 60173



Doc#: 1500842003 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/08/2015 08:34 AM Pg: 1 of 4

MAIL SUBSEQUENT TAX BILLS TO:

AP Asset Management, LLC  
5570 W. 70<sup>th</sup> Place  
Bedford Park, IL 60638  
Attn: John Marks

THE GRANTOR, Alpha Products, Inc., an Illinois corporation, with its principal offices at 5570 W. 70<sup>th</sup> Place, Bedford Park, IL 60638, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to THE GRANTEE, AP Asset Management, LLC, an Illinois limited liability company, with its principal offices at 5570 W. 70<sup>th</sup> Place, Bedford Park, IL 60638, in fee simple, the real estate, situated in the County of Cook, State of Illinois, and legally described on Exhibit A attached hereto.

The Grantor will warrant and defend the Real Estate described herein against all persons lawfully claiming, by through or under Grantor, subject however to the matters set forth on Exhibit B attached hereto.

Permanent Index Number(s): 19-21-301-018-0000 and 19-21-301-019-0000

Address of Real Estate: 5570 W. 70<sup>th</sup> Place, Bedford Park, IL 60638

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be duly executed and delivered this 15th day of December, 2014.

ALPHA PRODUCTS, INC.

By: George Derkach  
George Derkach, President

By: Luci Rizzo  
Luci Rizzo, Secretary

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VILLAGE OF BEDFORD PARK  
\$50.00  
REAL ESTATE TRANSFER TAX

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1003 by CTI

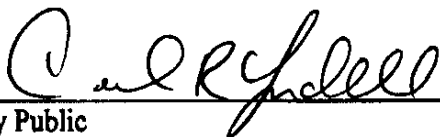
BOX 333-CT

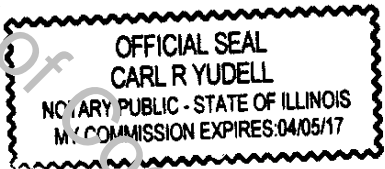
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State of Illinois )  
                          ) ss  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that this instrument was acknowledged before me by GEORGE DERKACH, as President of Alpha Products, Inc., and that he represented to have authority to execute the foregoing instrument for the uses and purposes therein set forth.

Given under my hand and official seal this 15 day of DECEMBER, 2014.

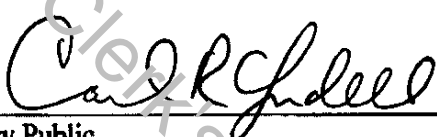
Commission expires: \_\_\_\_\_  
  
Notary Public

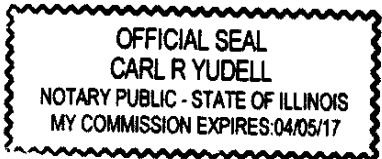


State of Illinois )  
                          ) ss  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that this instrument was acknowledged before me by LUCI KIZO, as Secretary of Alpha Products, Inc., and that she represented to have authority to execute the foregoing instrument for the uses and purposes therein set forth.

Given under my hand and official seal this 15 day of DECEMBER, 2014.

Commission expires: \_\_\_\_\_  
  
Notary Public



This instrument was prepared by:

Carl R. Yudell, 400 Central Avenue, Suite 110, Northfield, IL 60093

**REAL ESTATE TRANSFER TAX** 30-Dec-2014



COUNTY:	920.00
ILLINOIS:	1,840.00
<b>TOTAL:</b>	<b>2,760.00</b>

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

THE WEST 30 FEET OF THE EAST 193.27 FEET AS MEASURED ON THE SOUTH LINE THEREOF OF LOT 11 IN CENTRAL 70, A SUBDIVISION OF THE SOUTH 1/2 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOT 11 (EXCEPT THE EAST 193.27 FEET THEREOF, AS MEASURED ON THE SOUTH LINE THEREOF) IN CENTRAL 70, A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND EXCEPTING FROM BOTH PARCELS THAT STRIP OF LAND CONVEYED TO THE BELT RAILWAY COMPANY OF CHICAGO APRIL 18, 2008 AS DOCUMENT NUMBER 0810918036 AFFECTING THE NORTHERLY PART OF BOTH PARCELS IN QUESTION AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 21.5 FEET (MEASURED PERPENDICULAR TO THE NORTH LINE THEREOF) OF LOT 11 (EXCEPT THE EAST 193.27 FEET THEREOF, AS MEASURED ON THE SOUTH LINE THEREOF) IN CENTRAL 70, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 1976 AS DOCUMENT NO. 23443478, IN COOK COUNTY, ILLINOIS.

Premises commonly known as: 5570 W. 70<sup>th</sup> Place, Bedford Park, IL 60638

Permanent Index Number(s): 19-21-301-018-0000 and 19-21-301-019-0000

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## EXHIBIT B

### EXCEPTIONS TO TITLE

- (1) General real estate taxes for the year 2014 and subsequent years, and all taxes, special assessments, special service area taxes/assessments, and special taxes levied after the date of closing;
- (2) That certain Commercial Building Leased dated December 15, 2014 between AP Asset Management, LLC as Landlord and Alpha Products, Inc. as Tenant;
- (3) The rights of all persons claiming by, through, or under the Grantee, including the Grantee's lender;
- (4) All matters that are or would be shown on an accurate plat of survey of the Real Estate conveyed pursuant to this Deed;
- (5) Public utility easements as shown on the Plat of Subdivision, recorded April 7, 1976, as Document No. 23443478;
- (6) Easement in favor of Illinois Bell Telephone Company, Commonwealth Edison Company, and its/their successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the Plat recorded/filed as Document No. 23443478; and
- (7) Easement for roadway over the West 50 feet of the land as shown on Plat of Subdivision recorded April 7, 1976 as Document No. 23443478.