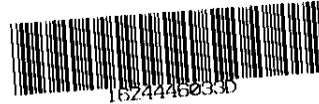


16205730
WARRANTY DEED



Doc#: 1624446033 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/31/2016 10:55 AM Pg: 1 of 3

The Grantor,

ROPA RENTALS, INC.,

a corporation created and existing under by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, for and in consideration of TEN DOLLARS (\$10.00), other good & valuable consideration, in hand paid,

and pursuant to authority given by the Board of Directors of said corporation, conveys and warrants to:

3

MADISON ELGIN MANAGEMENT COMPANY, LLC,

An Illinois limited liability company, whose address is 410 Elgin Street, Ste. B, Forest Park, Illinois 60130, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION, EXHIBIT A

Commonly known as: 7204-7214 Madison Street, and 410 Elgin Avenue, Forest Park, Illinois 60130;
PIN: 15-13-207-001-0000 and 15-13-207-027-0000;

subject only to: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) existing leases and tenancies, if any; (e) special taxes or assessments for improvements not yet completed; (f) installments not due at the date hereof of any special tax assessment for improvements heretofore completed; (g) general taxes for the year 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President and attested by its Secretary, Michael R. Sexton, this 17th day of August, 2016.

USI

ROPA RENTALS, INC.

SEAL

by:

Michael R. Sexton, President

ATTEST:

Michael R. Sexton, Secretary

UNOFFICIAL COPY

State of Illinois)
) ss.
 County of Cook)



I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify, that Michael R. Sexton, personally known to me to be the President and Secretary of Ropa Rentals, Inc., an Illinois 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 severally acknowledged that as such President and Secretary he signed and delivered the said instrument and caused the corporate seal to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act of said deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of August A.D. 2016.


 NOTARY PUBLIC



VILLAGE OF
 FOREST PARK
 PROPERTY COMPLIANCE
 No. 6289
 Approved/Date 8/15/16

REAL ESTATE TRANSFER TAX		19-Aug-2016
	COUNTY:	800.00
	ILLINOIS:	1,600.00
	TOTAL:	2,400.00

15-13-207-001-0000 | 20160801647392 | 0-284-298-048

This instrument was prepared by: James K. Kenny, 9759 Southwest Highway, Oak Lawn, IL 60453

MAIL TO:

Steven D. Schroeder
 Attorney at Law
 134 N. LaSalle Street, Ste. 2100
 Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

Madison Elgin Management Company, LLC
 410 Elgin Avenue
 Forest Park, IL 60130

UNOFFICIAL COPY

EXHIBIT "A"

PARCEL 1:

THE NORTH 150 FEET OF LOT 1 IN BLOCK 1 IN CARNEY'S ADDITION TO HARLEM IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 3, 4, AND 5 IN SHANK'S SUBDIVISION OF THE NORTH 330 FEET OF THE EAST 132 FEET OF THE NORTHEAST 1/4 AND THE SOUTH 147 FEET OF LOT 1 IN BLOCK 1 IN CARNEY'S ADDITION TO HARLEM OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID LOT 5 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 5, 42.28 FEET; THENCE SOUTH ALONG A LINE WHICH RUNS BETWEEN 2 EXISTING BRICK BUILDINGS A DISTANCE OF 63.34 FEET TO A POINT ON SAID LINE WHICH IS 42.33 FEET WEST OF THE EAST LINE OF SAID LOT 5; THENCE SOUTH ALONG A LINE WHICH RUNS ALONG THE WEST FACE OF AN EXISTING BRICK BUILDING, A DISTANCE OF 19.97 FEET TO A POINT ON SAID LINE WHICH IS 42.39 FEET WEST OF THE EAST LINE OF SAID LOT 5; THENCE SOUTH 66.69 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 5, SAID POINT BEING 42.30 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 5; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 5, 42.30 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 5, 150.0 FEET TO THE PLACE OF BEGINNING IN SHANKS SUBDIVISION OF THE NORTH 330 FEET OF THE EAST 132 FEET OF THE NORTHEAST 1/4 AND THE SOUTH 147 FEET OF LOT 1 IN BLOCK 1 IN CARNEY'S ADDITION TO HARLEM) OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN'S: 15-13-207-001-0000 & 15-13-207-027-0000

PROPERTY ADDRESS: 7204-7214 MADISON STREET & 410 ELGIN AVENUE, FOREST PARK,
ILLINOIS 60130