

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

STATE OF GEORGIA

1993 NOV 18 PM 2:09

93945001

COUNTY OF Fulton

SELLER'S AFFIDAVIT

Personally appeared before me, an officer authorized to administer oaths in the aforesaid state and county, SUSAN A. BROWN ("Deponent"), the Vice-President of American Tara Corporation, a Georgia corporation ("Seller"), who first being duly sworn, deposes and says on oath as follows:

THAT the Seller makes this Affidavit in connection with the real property which is described in Exhibit A attached hereto and made a part hereof ("Property");

THAT Seller was originally an Illinois corporation and merged into a Georgia corporation on October 31, 1990;

THAT Seller had acquired the Property and adjacent properties as an Illinois corporation for the purpose of conducting business in Illinois;

THAT Seller, in merging into a Georgia corporation, decided not to use the Property for its business operations;

THAT Seller's activities in Illinois are limited to those relating to the disposition of the Property and adjacent properties;

THAT the Seller is in undisputed and peaceful possession of the Property and that Seller has procured all corporate authority to convey the Property to David Zihlman;

THAT Frye Acquisition, Incorporated and Frye Copy Systems, Inc. (collectively, "Tenant") occupied the Property as a tenant pursuant to that certain lease between Seller and Tenant dated November 31, 1990 ("Lease");

THAT the Lease term expired on November 31, 1991 and, subsequent to the Lease term, Tenant occupied the Property on a month to month basis;

THAT Tenant elected not to continue as a tenant of the Property and vacated the Property on April 30, 1991;

THAT Tenant currently has no interest in or personal property located in, on or about the Property;

①  
10  
H-33-29-HE

25  
th

93945001

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

9 3 9 4 5 0 1

THAT Deponent makes this affidavit for the purposes of inducing David Zihlman to purchase the Property from the Seller, and further to induce Chicago Title Insurance Company to issue its policy of title insurance covering the Property and numbered 7463884 free and clear of exceptions referenced in the title commitment as letters H, I, J, and G.

Sworn to and subscribed before me this 15<sup>th</sup> day of November 1993.

Suzanne Salvo  
Notary Public

Notary Public, Fulton County, Georgia  
My Commission Expires August 5, 1998

Susan A. Brown (SEAL)  
Deponent

State of Georgia, County of Fulton. I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that SUSAN A. BROWN, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15<sup>th</sup> day of October, 1993.

Commission expires \_\_\_\_\_ 19 \_\_\_\_.

Notary Public, Fulton County, Georgia  
My Commission Expires August 5, 1998

Suzanne Salvo  
Notary Public

[IMPRESS NOTARIAL SEAL]

UNOFFICIAL COPY

Property of Cook County Clerk's Office

Attest: \_\_\_\_\_  
Clerk of Cook County

Attest: \_\_\_\_\_  
Deputy Clerk of Cook County

# UNOFFICIAL COPY

9.3045001  
EXHIBIT A

## Property Description

177 N. Ada Street

LOTS 6, 7 AND 8 (EXCEPT THAT PART OF LOT 8 LYING EAST OF AND ADJOINING THE EAST LINE OF LOT 4 EXTENDED SOUTH AND EXCEPT THE NORTH 0.41 FEET OF LOT 8 LYING WEST OF AND ADJOINING THE EAST LINE OF LOT 4 EXTENDED SOUTH) ALL BEING IN ASSESSOR'S DIVISION OF LOTS 5 TO 8 IN BLOCK 1 IN SAWYER'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AFTER RECORDING MAIL TO:

MS LISA HELENE KRAFT  
1000 NORTH MILWAUKEE AVENUE  
CHICAGO IL 60622

Prepared by

Norma Casal

Paul Goldstein Frazer & Muppy

191 Peach Tree Tower

16th Floor

Atlanta Georgia 30303

93945001

UNOFFICIAL COPY

Property of Cook County Clerk's Office

11/11/2011