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WARRANTY DEED IN LIEU OF FORECLOSURE

THE GRANTOR, AUTO PART PARTNERS, an Illinois general partnership, of 1130 E. Dundee Road, Palatine, Illinois, created and existing 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 (\$10.00) dollars and other valuable consideration in hand paid, does hereby convey and warrant to APEX AUTOMOTIVE WAREHOUSE, L.P., GRANTEE, an Illinois limited partnership, organized and existing under and by virtue of the laws of the State of Illinois having its principal office at 35 West Lake Street, Northlake, Illinois 60164 the following described real estate situated in the County of Cook and the State of Illinois, to wit:

THE SOUTH 300 FEET OF THE WEST 90 FEET OF THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EAST OF THE WEST 30 ACRES THEREOF (EXCEPT THE SOUTH 70 FEET TAKEN FOR DUNDEE ROAD AND EXCEPT THE EAST 66 FEET THEREOF AND EXCEPT THE NORTH 170 FEET OF THE SOUTH 240 FEET OF THE WEST 170 FEET OF THE EAST 236 FEET THEREOF; ALSO EXCEPT THE NORTH 2096.75 FEET OF THE WEST 30 ACRES), IN COOK COUNTY, ILLINOIS

Subject to easements, covenants, conditions and restrictions of record

Permanent Real Estate Index Number: 02-01-302-018

Address of Real Estate: 1130 East Dundee Road, Palatine, Illinois.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its general partners this 11th day of August, 1994.

AUTO PARTS PARTNERS,
an Illinois general partnership

By: Barry Kane
Barry Kane, general partner

94727292

State of Illinois)
County of Cook) ss.

I, the undersigned, a Notary in and for the County of Cook, State of Illinois, do hereby certify that Barry Kane, personally known to me to be the general partner of AUTO PARTS PARTNERS, an Illinois general partnership, appeared before me this day in person and severally acknowledged that as such general partners, they signed and delivered this Deed in Lieu of Foreclosure as their free and voluntary act, and as the free and voluntary act and deed of said general partnership, for the uses and purposes therein set forth.

Given under my hand and official seal
this 11th day of August, 1994.

Sharon P. Hensley
Notary Public

My Commission expires _____, 19____.



This instrument was prepared by and return to: Wolin & Rosen, Ltd., 2 North LaSalle Street, Suite 1776, Chicago, IL 60602

Send subsequent tax bills to:

Apex Automotive Warehouse
35 West Lake Street
Northlake, Illinois 60164

BOX 353-CTI

Exempt under provisions of Paragraph 1, Section 4,
Real Estate Transfer Tax Act.
8/16/94
Date
Buyer, Seller or Representative
Mark E. April, et al

2500
A.S.

75-23-983-DI

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COOK COUNTY ILLINOIS
PROPERTY CLERK'S OFFICE

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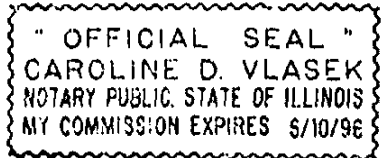
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STATEMENT BY GRANTOR AND GRANTEE

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 August 16, 19 94 Signature: Mark E. Burt, atty
Grantor or Agent
Mark E. Burt, atty.

Subscribed and sworn to before me by the
said Grantor
this 16th day of August
19 94.

Caroline D. Vlasek
Notary Public

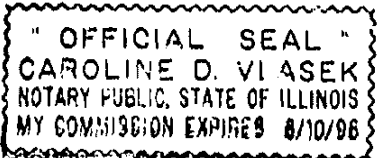


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 August 16, 19 94 Signature: Mark E. Burt, agent
Grantor or Agent
Mark E. Burt, agent

Subscribed and sworn to before me by the
said Grantee
this 16th day of August
19 94.

Caroline D. Vlasek
Notary Public



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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.]

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FLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK

} SS.

Douglas M. Elli, as attorney for Auto Parts Partners, being duly sworn on oath, states that
he resides at 6942 N. Ulmster, Chicago, IL 60631. That the
attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own 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 divisions 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 public 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.

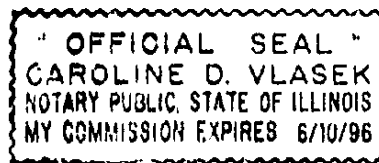
Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Douglas M. Elli as attorney
for Auto Parts Partners

SUBSCRIBED and SWORN to before me

this 16 day of Aug, 19 94.

Caroline D. Vlasek
Notary Public



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