

UNOFFICIAL COPY 94727294

1994 AUG 16 PM 3:13

94727294

WARRANTY DEED

THE GRANTOR, APEX AUTOMOTIVE WAREHOUSE, L.P., an Illinois limited partnership, of 35 West Lake Street, Northlake, 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 CEDAS REALTY, INC., GRANTEE, an Illinois corporation, organized and existing under and by virtue of the laws of the State of Illinois, having its principal office at 43 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.

APEX AUTOMOTIVE WAREHOUSE, L.P.
an Illinois limited partnership

By: David L. Carner, general partner

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.

Shari Becker
Notary Public

My Commission expires 7/3, 1995.

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:

Cedas Realty, Inc.
43 West Lake Street
Northlake, Illinois 60164

BOX 333-CTI

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
334.00
167.00
94727294

7523-223-DJ

UNOFFICIAL COPY

Property of Cook County Clerk's Office

94727294

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK

} SS.

Apex Automotive Warehouse L.P., an Ill. limited partnership, being duly sworn on oath, states that
it resides at 83 W Lake St Northlake, IL. 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 use as 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 it makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

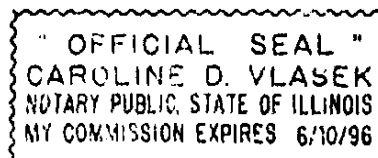
Apex Automotive Warehouse L.P.
By William & Rosen Ltd attorneys
By Mark L. Junt, atty

SUBSCRIBED and SWORN to before me

this 16th day of August, 1994.

Caroline D. Vlasek

Notary Public



UNOFFICIAL COPY

Property of Cook County Clerk's Office