

WARRANTY DEED Statute (ILLINOIS) (Corporation to Individual)

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CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR Jovic Builders, Inc.

a corporation created and existing under and 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 the sum of \$10.00 - Ten Dollars and other valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

James C. Adamec & Rosemary Adamec /in joint tenancy and not as tenants in common (The Above Space For Recorder's Use Only)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lot 2 in Jovic Builders Resubdivision of Lots 16, 17, and 18 in Block 1 in Ricker's Addition to Brookfield, in Section 3, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

* THIS DEED BEING RE-RECORDED SO THAT GRANTEE WILL HAVE TITLE HELD IN JOINT TENANCY AND NOT AS TENANTS IN COMMON. *

Permanent Real Estate Index Number(s): 18-03-204-018, 18-03-204-017 (Affects Lot 1)

Address(es) of Real Estate: 3931 South Vernon, Brookfield, IL 60513

In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 17th day of September, 1993

Jovic Builders, Inc. (NAME OF CORPORATION) BY Kamenko (Bob) Jovic PRESIDENT ATTEST Diane Jovic SECRETARY

State of Illinois, County of Cook, I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Kamenko (Bob) Jovic personally known to me to be the President of the Jovic Builders, Inc.

corporation, and Diane Jovic personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of October, 1993

Commission expires 1993 NOTARY PUBLIC

This instrument was prepared by Michael Maksimovich, 8643 W. Ogden, Lyons, IL 60534 (NAME AND ADDRESS)

COOK CO. NO. 018 045120

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT OF REVENUE 231.00

COOK COUNTY REAL ESTATE TRANSFERENCE REVENUE STAMPS HERE 0745

COOK COUNTY REAL ESTATE TRANSFERENCE TAX 115.50

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74-74-966-10

BOX 333

NOTARIAL SEAL Michael Maksimovich Notary Public, State of Illinois My Commission Expires 1/20/95

MAIL TO J. Adamec 03-113767-7

SEND SUBSEQUENT TAX BILLS TO J. Adamec 3931 Vernon Avenue Brookfield, Illinois 60513

RECORDERS OFFICE, BOX NO BOX 333

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COOK COUNTY, ILLINOIS
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94 MAR 17 AM 11:25

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COOK COUNTY, ILLINOIS
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93 OCT 27 PM 1:31

RECORDED

COOK COUNTY CLERK'S OFFICE

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2. The Lease has been duly authorized and executed by Tenant and is in full force and effect and Tenant has delivered to Lender concurrently herewith a true, correct and complete copy of the Lease.
3. Tenant has accepted and is in sole possession of the Leased Premises and is presently occupying the Leased Premises. The Lease has not been assigned, by operation of law or otherwise, by Tenant, and no sublease, concession agreement or license, covering the Leased Premises, or any portion of the Leased Premises, (a) been entered into by Tenant.
4. Tenant began or will begin paying rent on 7-1-92. Tenant is obligated to pay fixed or base rent under the Lease in the annual amount of \$ 26400.00, payable in monthly installments of \$ 2200.00. No rent under the Lease has been paid more than one month in advance, and no other sums have been deposited with Landlord other than \$ 5000.00 deposited as security under the Lease. Except as specifically stated in the Lease, Tenant is entitled to no rent concessions or free rent. The Lease provides that Tenant pays 66 percent of operating expenses and property taxes.
5. All conditions and obligations of Landlord relating to completion of tenant improvements and making the Leased Premises ready for occupancy by Tenant have been satisfied or performed and all other conditions and obligations under the Lease to be satisfied or performed by Landlord as of the date hereof have been fully satisfied or performed.
6. There exists no defense to, or right to offset against, enforcement of the Lease by Landlord. Neither Landlord nor Tenant is in default under the Lease and no event has occurred which, with the giving of notice or passage of time, or both, could result in such a default.
7. Tenant has not received any notice of any present violation of any federal, state, county or municipal laws, regulations, ordinances, orders or directives relating to the use or condition of the Leased Premises or the Property.
8. Except as specifically stated in the Lease, Tenant has not been granted (a) any option to extend the term of the Lease, (b) any option to expand the Leased Premises or to lease additional space at the Property, (c) any right of first refusal for any space at the Property, (d) any right to terminate the Lease prior to its stated expiration, or (e) any option or right of first refusal to purchase the Leased Premises or the Property or any part thereof.

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9. Tenant acknowledges having been notified that Landlord's interest in and to the Lease has been, or will be, assigned to Lender pursuant to the aforesaid assignment of rents and leases, as security for the Loan. Until further notice from Lender, however, Tenant will continue to make all payments under the Lease to Landlord and otherwise look solely to Landlord for the performance of the Landlord's obligations under the Lease.
10. So long as the Mortgage is in effect, Tenant will not, without Lender's prior written consent, (a) agree to any assignment, sublease, adjustment, modification, supplement or amendment to the Lease, (b) pay any rent under the Lease more than one month in advance, or (c) agree to any termination, cancellation or surrender of the Lease. Tenant will allow Lender's agents, employees and representatives to inspect the Leased Premises from time to time upon reasonable advance notice.
11. Tenant agrees to give to Lender, by certified mail, a copy of any notice of default under the Lease served by Tenant upon Landlord. Tenant further agrees that if Landlord shall have failed to cure such default within the time provided in the Lease, then Lender shall have an additional thirty (30) days after the expiration of Landlord's cure period within which to cure such default, or, if such default cannot be cured within that time, then such additional time as may be necessary if, within Lender's thirty (30) day cure period, Lender shall have commenced and shall be diligently pursuing the remedies necessary to cure such default (including, but not limited to, commencement of foreclosure proceedings if necessary to effect such cure). Such period of time shall be extended by any period within which Lender is prevented from commencing or pursuing such foreclosure proceedings by reason of the bankruptcy of Landlord. Until the time allowed as aforesaid for Lender to cure such default has expired without cure, Tenant shall have no right to and shall not terminate the Lease on account of default.

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The agreements and certifications set forth herein are made with the knowledge and intent that Lender will rely on them in making the Loan, and Lender and Lender's successors and assigns may rely upon them for that purpose.

Very truly yours,

Jim Kalley D/B/A Kalley Brothers, Inc.

(Name of Tenant)

By: *Jim Kalley*
Its/ President

The undersigned guarantor(s) of the Lease hereby certify to Lender and its successors and assigns as of the date hereof that his/their guaranty of the Lease is in full force and effect and has not been amended or modified and that the undersigned guarantor(s) have no claims or defenses under the guaranty or otherwise with respect to his/their performance in full of all terms, covenants and conditions of the guaranty.

Jim Kalley
Jim Kalley

DEED COUNTY WILLIAMS
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03/11/2016

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STREET ADDRESS: 7700 W NORTH AVE

CITY: ELMWOOD PARK

TAX NUMBER: 12-36-327-028-0000

COUNTY: COOK

94245145

LEGAL DESCRIPTION:

LOTS 21 AND 22 IN MILLS AND SONS FIRST ADDITION OF GREENFIELDS OF THE SOUTH 191 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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