

WARRANTY DEED
Statutory (ILLINOIS)
(Corporation to Individual)

UNOFFICIAL COPY

COOK
CO. NO. 016

0 4 7 5 3 6

94001933



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
575.00

(The Above Space For Recorder's Use Only)

THE GRANTOR BEL AIR REALTY COMPANY

a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois for and in consideration of the sum of Ten and No/100 (\$10.00)

and other valuable consideration _____ DOLLARS, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to Circuit City Stores, Inc., a Virginia corporation 9950 Mayland Drive Richmond, Virginia 23233

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

See Legal Description attached hereto as Exhibit "A."

Subject to Permitted Exceptions set forth on Schedule 2 attached hereto.

SAID LEGAL DESCRIPTION CORRECTED AND DEED BEING RERECORDED

Permanent Real Estate Index Number(s): 18-16-400-018-0000; 18-16-400-021-0000

Address(es) of Real Estate: 9950 Joliet Road, Countryside, Illinois

In Witness Whereof, said Grantor has caused its corporate seal to be here to affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this day of December 19, 1993

IMPRESS CORPORATE SEAL BY Bel Air Realty Company PRESIDENT 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 _____ personally known to me to be the _____ President of the

corporation, and _____ 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 _____ and _____ Secretary, they signed and delivered the said instrument 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 16th day of December 1993

Commission expires 19 _____ Levun, Goodman & Cohen NOTARY PUBLIC

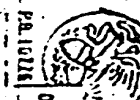
This instrument was prepared by 770 Frontage Road, Suite 123, Northfield, IL 60093

McGUIRE WOODS, BATTLE BROOKE ONE JAMES CENTER 901 EAST CARY STREET RICHMOND, VIRGINIA 23219

SEND SUBSEQUENT TAX BILLS TO (Name) (Address) City, State and Zip

COOK
CO. NO. 016

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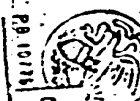


STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
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COOK
CO. NO. 016

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
575.00

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WARRANTY DEED
Corporation to Individual

TO

94001933

FILED
1594 JAN 13 11 3 13

GEORGE E. COLE
LEGAL FORMS

94379139

DEC 27 AM 8:38

PROPERTY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

COOK
CO. NO. 016

047539



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

P.B. 10775

DEC 29 '93

DEPT. OF REVENUE

575.00

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CG6100V6

078014

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
DEC 29 '93
P.B. 11424
575.00

510870

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
DEC 29 '93
P.B. 11424
575.00

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EXHIBIT A

Legal Description

A PORTION OF LOT 10 IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS::

BEGINNING AT THE INTERSECTION OF A LINE THAT IS 484 FEET EAST OF THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, WITH A LINE THAT IS 672.65 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 10; THENCE EAST ON SAID PARALLEL LINE, 428 FEET TO A POINT IN A LINE THAT IS 612 FEET EAST OF SAID WEST LINE OF THE SOUTHEAST 1/4; THENCE SOUTH ON SAID LINE 466.04 FEET TO A POINT IN THE NORTHWESTERLY LINE OF JOLIET ROAD, SAID LINE BEING 33 FEET NORTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE THEREOF; THENCE SOUTHWESTERLY ON SAID LINE, 343.25 FEET TO A POINT IN A LINE THAT IS 612 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF THE SOUTHEAST 1/4; THENCE NORTH ON SAID PARALLEL LINE 404.46 FEET TO A POINT IN A LINE THAT IS 901.17 FEET SOUTH OF AND PARALLEL WITH THE SAID NORTH LINE OF LOT 10; THENCE WEST ON SAID LINE 128.8 FEET TO A POINT IN A LINE THAT IS 484 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST 1/4; THENCE NORTH ON SAID LINE, 229.22 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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Schedule 2

Permitted Exceptions

1. General Real Estate Taxes on the land for the year 1993, a lien not yet due and payable.
2. Grant made by E. R. Polk to the Illinois Bell Telephone Company dated November 1, 1929 and recorded November 21, 1930 as Document 10794818 for the right to construct, operate and maintain its poles, wires, anchors, conduits, vaults and other equipment, together with right of access to the same for maintaining thereof, in, upon, along and under the roads, streets and highways adjoining the land. (affects the north side of Joliet Road, through the Southeast 1/4 of Section 15).
3. Rights of the public, State of Illinois and the Municipality in and to that portion of the land dedicated for public highways by instrument recorded November 29, 1927 as Document 9855134.
4. Rights of the public, the State of Illinois and the Municipality in and to parts of the land, if any, which fall in Joliet Road along the southerly line of the land.
5. Grant of easement dated October 27, 1971 and recorded November 2, 1971 as Document 21697041 as amended by Abrogation Agreement recorded as Document 22480222 from LaSalle National Bank Trust 42031 for water mains, storm sewers, sanitary sewer, electric, gas and telephone lines over the land. Said easement is shown on survey prepared by Christian-Roge & Ribando dated October 12, 1993, last revised December 8, 1993.
6. 79.7 foot building set-back referred to in deed from Chrysler Realty Corporation to Thomas E. Woelfle, a bachelor, dated March 31, 1971, recorded as Document 21445607 and referred to in a deed from Mae C. Damm to Exchange National Bank, as Trustee recorded September 6, 1973 as Document 22468682. Said easement is shown on survey prepared by Christian-Roge & Ribando dated October 12, 1993, last revised December 8, 1993.
7. Easement in favor of the Commonwealth Edison Company and the Illinois Bell Telephone Company and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as Document No. 22581539, affecting

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strips of land 10 feet in width. Said easement is shown on survey prepared by Christian-Roge & Ribando dated October 12, 1993, last revised December 8, 1993.

8. Easement in favor of Northern Illinois Gas Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as Document No. 26730700. Said easement is shown on survey prepared by Christian-Roge & Ribando dated October 12, 1993, last revised December 8, 1993.
9. Easement in favor of City of Countryside for the purpose of public sidewalks recorded/filed November 16, 1984 as Document No. 27339632 and the terms and provisions contained therein. Said easement is shown on survey prepared by Christian-Roge & Ribando dated October 12, 1993, last revised December 8, 1993.
10. Easement for underground gas along a strip of land falling within the southerly 20 feet of the land as disclosed by survey dated October 15, 1993 Number 93-114 made by Christian-Roge & Ribando, last revised December 8, 1993.
11. Sanitary sewer along the west line of the land falling within the most southerly 404.91 feet of the land as disclosed by survey noted above.
12. Possible easement for underground gas pipe falling in the south 404.91 feet of the land as disclosed by survey noted above.
13. Possible easements for catch basins and sanitary sewers and manholes as disclosed by survey noted above.
14. Notation on plat of survey No. 93-114 dated October 15, 1993, last revised December 8, 1993, that the land is situated within Zone C (an area of minimal flooding) per the Flood Insurance Rate Map (F.I.R.M.) for the City of Countryside, Cook County, as published by the US Department of Housing and Urban Development, Community Panel No. 170079 0002 B dated September 3, 1980.

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12/15/2011

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