

UNOFFICIAL COPY

WARRANT DEED
Statutory (ILLINOIS)
(Corporation to Corporation)

CAUTION: I enclose a copy of Federal Form 706, which is to be filed with the estate tax return of the decedent. Neither the publisher nor the author of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR C.B.P. Engineering Corp.

95021620

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 Ten and no/100-----

----- DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

(The Above Space For Recorder's Use Only)

WILSON-BELL, INC., an Illinois corporation

a corporation organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address: 15504 Greenwood Road, South Holland, Illinois 60473

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

Attached hereto as Exhibit A and made a part hereof

See Exhibit B attached hereto and made a part hereof

9-46-88
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Permanent Real Estate Index Number(s): 52-09-201-016

Address(es) of Real Estate: 335 West 194th Street, Glenwood, Illinois 60425

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 6th day of December, 1994.

C.B.P. Engineering Corp.

IMPRESS
CORPORATE SEAL
HERE

BY

ATTEST

C.B.P. Engineering Corp.

NAME OF CORPORATION

Cook

Stephen C. Bruner

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 Stephen C. Bruner personally known to me to be the President of the

C.B.P. Engineering Corp., an Illinois corporation, and Stephen C. Bruner personally known to me to be the Secretary of said corporation, and personally known to me to be

IMPRESSION OFFICIAL SEAL
NOTARY PUBLIC
Mary E. Knowles
Notary Public, State of Illinois
My Commission Expires 8/28/96

these are the 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, of authority given by the Board of Directors of said corporation, as

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 6th day of December 1994

Commission expires August 19, 1996
Mary E. Knowles
NOTARY PUBLIC

This instrument was prepared by Kathleen A. Swain, Esquire, Winston & Strawn
35 West Wacker Drive Chicago, Illinois 60601
(NAME AND ADDRESS)

MAIL TO { Peter Appel, Esq.
Appel & Appel, Ltd.
18607 Torrance Avenue, Ste. 2A
(Address)
Lansing, Illinois 60438
(City, State)

SEND SUBSEQUENT TAX BILLS TO

Winston & Strawn
15309 Greenwood
(Address)
South Holland, Illinois 60473
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO.

BOX 333-CTI

AFFIX RIDERS OR REVENUE STAMPS HERE

REAL ESTATE TRANSFER TAX
THE STATE OF ILLINOIS
CLERK OF COURT
JAMES J. COUGHLIN
NO. 1365
AMOUNT 1062.57
DATE 11/14/94
SOLD BY: M. Swain

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WARRANTY DEED

Corporation to Corporation

TO

GEORGE E. COLE
LEGAL FORMS

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EXHIBIT A

A TRACT OF LAND COMPRISING PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT OF LAND DESCRIBED AS FOLLOWS: In Cook County, Ill.

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTH 1/2 OF NORTHEAST 1/4 OF SECTION 9, SAID POINT BEING 348.33 FEET WEST OF THE INTERSECTION OF SAID NORTH LINE WITH THE WESTERLY LINE OF THE 50 FOOT STRIP OF LAND LYING WESTERLY, OF AND ADJOINING THE RIGHT OF WAY OF THE BALTIMORE AND OHIO, CHICAGO TERMINAL RAILROAD (SAID 50 FOOT STRIP CONVEYED TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS BY DEED RECORDED JULY 8, 1922, AS DOCUMENT 7567576); AND RUNNING THENCE WEST ALONG SAID NORTH LINE, A DISTANCE OF 165 FEET; THENCE SOUTH PERPENDICULAR TO SAID NORTH LINE, A DISTANCE OF 550 FEET TO THE NORTH LINE OF 194TH STREET; THENCE EAST PARALLEL WITH SAID NORTH LINE OF SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, AND ALONG SAID NORTH LINE OF 194TH STREET, A DISTANCE OF 165 FEET; THENCE NORTH, PERPENDICULAR TO SAID NORTH LINE OF SOUTH 1/2 OF NORTHEAST 1/4 OF SECTION 9, A DISTANCE OF 550 FEET TO THE POINT OF BEGINNING.

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EXHIBIT B

1. Easement on the North 10 feet of Land to install and maintain all equipment necessary for the purpose of serving the Land and other property with telephone and electric service, together with right of access to said equipment as created by Grant to the Commonwealth Edison Company and the Illinois Bell Telephone Company, recorded January 17, 1974 as document 22597647.
2. A 50 foot building line at the south end of the subject property.
3. Easement in favor of Commonwealth Edison Company, an Illinois corporation, 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 as document no. 24272308, affecting the east 10 feet of the Land.
4. Real Estate Taxes not yet due and payable.
5. Covenants, conditions and restrictions of record.

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STATEMENT BY GRANTOR AND GRANTEE

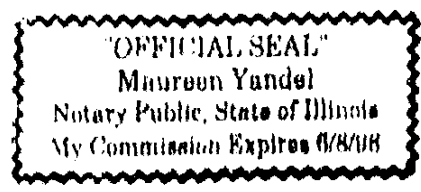
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 12-6, 19 94 Signature: Kathleen Quinn, agent
Grantor or Agent

Subscribed and sworn to before me by the
said Grant

this 6th day of Dec
19 94.

Mauraon Yandel
Notary Public



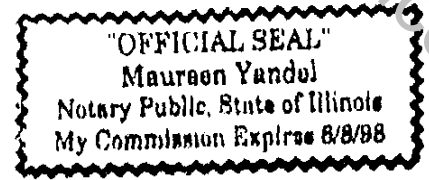
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 12-6, 19 94 Signature: Kathleen Quinn
Grantor or Agent

Subscribed and sworn to before me by the
said Grant

this 6th day of Dec
19 94.

Mauraon Yandel
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 AHI 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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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK

} SS.

C. J. J. [Signature], being duly sworn on oath, states that [Signature] residential located at 135 [Address] [Address] [Address]. 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.

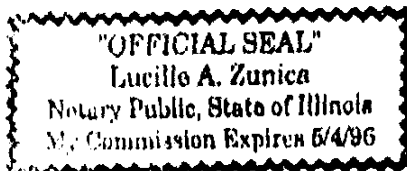
Affiant further states that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me

this 17th day of December, 1994.

[Signature]
Notary Public

[Signature]



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