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SPECIAL WARRANTY DEED

97652925

Prepared by:

Bartly J. Loethen, Esq.
BISCHOFF MAURIDES & SWABOWSKI, LTD.
311 South Wacker Drive
Suite 2600
Chicago, Illinois 60606

DEPT-01 RECORDING 929.50
T45555 TRAM #182 09/04/97 15:21:00
#1812 + JJJ *--97-652925

THIS INDENTURE, made this 2nd day of January 1997, between NWHEATFIELD LAND PARTNERSHIP, an Illinois partnership created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and CREEK PARTNERS, L.L.C., an Illinois limited liability company, party of the second part.

WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid by the party of the second part the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to his heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and State of Illinois.

Exempt under provisions of Paragraph 6, Section 17-1 of the Real Estate Transfer Act, Date: 12/27/96, Pub. Act. 89-0027, 1965 P.S. 1-10-1

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to: general taxes for 1996 and subsequent years; covenants, conditions and restrictions and easement of record; building lines and to none other.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, or in and to the above described premises, with the hereditaments and appurtenances, unto the party of the second part, his successors forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the parties of the second part, his successors, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND.

Address of Property: 1941 Johns Drive, Glenview, IL 60025

Permanent Index Number: 04-27-203-008-0000

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its general partner, the day and year first written above.

By: 
MICHAEL P. VONDRA

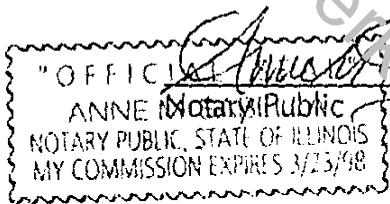
Its: Partner

Attest: 

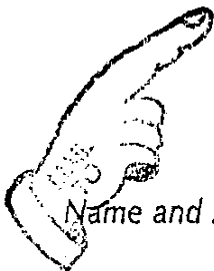
STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY, that personally known to me to be the general partner of WHEATFIELD LAND PARTNERSHIP, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said partnership, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of January 1997.


ANNE Maurides & Swabowski
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/23/98

Mail To: Bartly J. Loethen, Esq.
Bischoff Maurides & Swabowski, Ltd.
311 South Wacker Drive
Suite 2600
Chicago, IL 60606



Name and Address of Taxpayer: Creek Partners, L.L.C.
2103 West Bartlett Road
Bartlett, IL 60103

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LOT 10 IN KROHN'S CHESTNUT AVENUE SUBDIVISION OF PARTS OF THE NORTHWEST 1/4 OF SECTION 26 AND THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXEMPT AND ABI TRANSFER DECLARATION STATEMENT REQUIRED UNDER PUBLIC ACT 87-543 COOK COUNTY ONLY

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 title to real estate under the laws of the State of Illinois.

Dated 1-2, 1997

Signature: [Signature]

Grantor or Agent

Subscribed and sworn to before me by the said Agent

this 2nd day of January

1997.
Notary Public [Signature]

"OFFICIAL SEAL"
ANNE M. SABELLA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/23/98

The grantee of 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 1-2, 1997

Signature: [Signature]

Grantee or Agent

Subscribed and sworn to before

me by the said Agent

this 2nd day of January

1997.
Notary Public [Signature]

"OFFICIAL SEAL"
ANNE M. SABELLA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/23/98

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 ADI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

Bartly J. Loethen, being duly sworn on oath, states that he resides at Chicago, IL. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes 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 land into parcels or tracts of 5 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 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
- ④ 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 easements 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 conveyances 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 2 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 purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Bartly J. Loethen

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th DAY OF March 1999.

Ann Sabella
OFFICIAL SEAL
ANN SABELLA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/23/98

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