

**WARRANTY
DEED**

(Limited Liability Company to Individual)

THE GRANTOR **ASC Properties L.L.C.**, a limited liability company 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**, with a mailing address of c/o 1033 Saxony Drive, Highland Park, Illinois 60035, for and in consideration of **Ten and 00/100 (\$10.00) DOLLARS**, and other good and valuable consideration in hand paid, and pursuant to authority given by the managers/members of said limited liability company, **CONVEYS and WARRANTS to Demetrio Delgado**, a(n) (un)married man, of 5350 South Washtenaw Avenue, Chicago, Illinois 60632, the following described real estate situated in the County of **Cook** in the State of **Illinois**, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF FOR THE LEGAL DESCRIPTION.**

Subject to: **SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.**

Permanent Index Number: 16-15-321-009-0000
(affects this and other property)

Address of Real Estate: 4445 West Fifth Avenue
Chicago, Illinois 60624

THIS DOCUMENT WAS PREPARED BY:
Mr. David M. Alin, Rosenthal and Schanfield
55 East Monroe Street, 46th floor, Chicago, Illinois 60603

BOX 333-CTI

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7702437
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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its managing member this 4th day of February, 1998.

Name of Limited Liability Company: **ASC Properties L.L.C.,
a Delaware limited liability company**

By: *Mark Spitz*
Mark Spitz,
Its Managing Member

* **AFTER RECORDING, THIS DOCUMENT SHOULD BE MAILED TO:**
Mr. Jesus Perez, Law Offices of Villalobos & Perez
1620 West 18th Street, Chicago, Illinois 60608

SUBSEQUENT TAX BILLS:
(subject to tax division - no current change required)

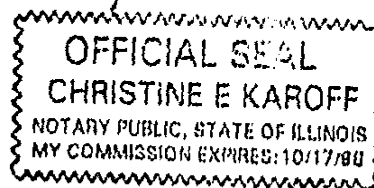
STATE OF ILLINOIS)
)
COUNTY OF)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Mark Spitz, the managing member, of ASC Properties L.L.C., a Delaware limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such managing member of said limited liability company, appeared before me in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company.

Given under my hand and notarial seal this 4th day of February, 1998.

Christine E. Karoff
Notary Public

My Commission Expires: 10/17/98



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EXHIBIT "A"

Parcel 1 (West Parcel):

That part of the O.C. Fox Colorado Avenue Addition to Chicago in the Southwest 1/4 of Section 15, Township 39 North, Range 13, East of the Third Principal Meridian; (together with vacated street and vacated alleys therein) described as follows:

Commencing at the intersection of the North line of the Baltimore and Ohio Chicago Terminal Railroad and the East line of South Kilbourn Avenue; running thence North along said East line of South Kilbourn Avenue, a distance of 354.54 feet to the Southeasterly line of 5th Avenue; thence Northeasterly along said Southeasterly line of 5th Avenue, a distance of 280.10 feet to an intersection with a line drawn parallel with and 265.00 feet East of said East line of South Kilbourn Avenue; thence South along said parallel line, a distance of 448.00 feet to the North line of the Baltimore and Ohio Chicago Terminal Railroad aforesaid; thence West along said North line of said Railroad, a distance of 265.00 feet to the point of beginning (excepting from the above described parcel of land the East 106.00 feet thereof), all in Cook County, Illinois.

Parcel 2 (Driveway Parcel):

Non-exclusive easement appurtenant to and for the benefit of Parcel 1 as created by Warranty Deed dated February 4, 1998 and recorded as document 98-106765 from ASC Properties L.L.C., an Illinois limited liability company, to Demetric Delgado, a(n) (un)married man, for the purpose of vehicular and pedestrian ingress, egress, passage and traffic (including but not limited to the delivery and loading traffic of commercial tractor-trailers) over the following described land:

SEE "SCHEDULE 1" ATTACHED HERETO AND MADE A PART HEREOF.

Property Address and Tax Number:

Parcel 1 (West Parcel):

4445 West Fifth Avenue, Chicago, Illinois 60624
16-15-321-009-0000 (affects this and other property)

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EXHIBIT "B"

Covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; special taxes or assessments for improvements not yet completed, installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; general taxes for the year 1997 and subsequent years including taxes which may accrue by reason of new additional improvements during the year 1997; terms of easements granted and reserved hereunder and possible development plans of the City of Chicago.

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

REVENUE STAMP FEB-6-98
No. 11427

DEPT. OF REVENUE

287.50

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE STAMP FEB-6-98
No. 11427

DEPT. OF REVENUE

148.75

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE FEB-6-98
P.D. 11187

999.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE FEB-6-98
P.D. 11187

999.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE FEB-6-98
P.D. 11187

233.25

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**RIDER ATTACHED TO WARRANTY DEED
DATED JANUARY 27TH 1998 FROM
ASC PROPERTIES L.L.C.,
GRANTOR TO DEMETRIO DELGADO**

Grant of Easement.

In addition to the real estate conveyed in fee on the face of this deed (herein called the "West Tract"), Grantor hereby grants to Grantee the following perpetual nonexclusive easement for the benefit of and which shall run with the title to the West Tract, legally described in Schedule "1" attached hereto and made a part hereof, over and across the Driveway Parcel, legally described in Schedule "2" attached hereto and made a part hereof, for so long as the Grantee is the owner of the West Tract, and to Grantee's successors in title during the time that each such successor shall own the West Tract, but subject to the reserved rights for comparable use in the Grantor so long as the Grantor is the owner of the East Tract and to Grantor's successors in title during the time that each such successor shall own the East Tract:

Easement for the benefit of the West Tract and reserved rights for the benefit of the East Tract, for the purpose of vehicular and pedestrian ingress, egress, passage and traffic (including but not limited to the delivery and loading traffic of commercial tractor-trailers) over the Driveway Parcel from the southerly line of West Fifth Avenue to all respective areas of the East Tract and West Tract accessible from or served by the Driveway Parcel, to be used by the Grantee and Grantor and their respective successors as aforesaid, and by their respective customers, employees, delivery persons, sales and service persons, contractors, and other business invitees or persons having business on the East and West Tracts, and for the purpose of maintaining and caring for the Driveway Parcel and for keeping the Driveway Parcel in a good and sightly condition, but at all times subject to the following restrictions, subject to written mutual modification or waiver by the owners of the East Tract and West Tract: (i) Neither party shall permit the free movement of vehicles and persons on the Driveway Parcel to be obstructed or impaired, including but not limited to impairments and obstructions created by parked vehicles, stored equipment or merchandise, traffic control barriers, or other barriers, but subject to reasonable and mutually acceptable security fences and devices implemented during non-business hours, and subject to normal and usual loading and unloading at loading docks; and (ii) Each party will use due diligence to cause the Driveway Parcel to be utilized by authorized persons in accordance with the terms of this instrument and in a reasonable manner, and shall maintain its portion of the Driveway Parcel in good and usable condition for such purposes and in a clean and orderly state, and each party shall cooperate with the other to permit and to adjust schedules to allow for such maintenance and housekeeping operations, in an effort to minimize the inconvenience to the joint use of the Driveway Parcel during the pendency

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98106767

hereof. Nothing herein shall constitute a dedication of any portion of the Driveway Parcel for public use or benefit, nor for the use or benefit of any persons or property not specified herein.

Notwithstanding anything herein contained to the contrary notwithstanding, each of the East Tract and the West Tract shall have the benefit of a perpetual easement, for so long as the building on each such respective Tract exists, to maintain, use, repair, replace and relocate within the Driveway Parcel all utility facilities which are presently located within the Driveway Parcel and which provide or support the delivery of electric, gas, water, sewer, telephone, cable television, and other utility services to each respective building on the East Tract and the West Tract.

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SCHEDULE 1

THAT PART OF THE O.C. FOX COLORADO AVENUE ADDITION TO THE CHICAGO IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; (TOGETHER WITH VACATED STREET AND VACATED ALLEYS THEREIN) DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE NORTHLINE OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD WITH A LINE 137.18 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SOUTH KILBOURN AVENUE; RUNNING THENCE NORTH 00 DEGREES 01 MINUTE 36 SECONDS WEST ALONG A LINE 137.18 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SOUTH KILBOURN AVENUE, FOR A DISTANCE OF 145.84 FEET TO A POINT; THENCE (THE FOLLOWING 14 COURSES BEING ALONG THE FACE OF AN EXISTING BUILDING) NORTH 12 DEGREES 06 MINUTES 08 SECONDS EAST, FOR A DISTANCE OF 20.50 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 23 SECONDS EAST, FOR A DISTANCE OF 119.14 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 24 SECONDS EAST, FOR A DISTANCE OF 16.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 36 SECONDS WEST, FOR A DISTANCE OF 24.05 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 24 SECONDS WEST, FOR A DISTANCE OF 16.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 21 SECONDS EAST, FOR A DISTANCE OF 4.89 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 24 SECONDS WEST, FOR A DISTANCE OF 13.96 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 36 SECONDS WEST, FOR A DISTANCE OF 16.84 FEET; THENCE NORTH 03 DEGREES 33 MINUTES 22 SECONDS WEST, FOR A DISTANCE OF 15.36 FEET; THENCE NORTH 70 DEGREES 23 MINUTES 58 SECONDS EAST, FOR A DISTANCE OF 20.41; THENCE NORTH 00 DEGREES 04 MINUTES 01 SECOND WEST, FOR A DISTANCE 17.91 FEET; THENCE NORTH 18 DEGREES 54 MINUTES 30 SECONDS WEST, FOR A DISTANCE 29.76 FEET; THENCE NORTH 71 DEGREES 05 MINUTES 30 SECONDS EAST, FOR A DISTANCE OF 0.71 FEET; THENCE NORTH 18 DEGREES 54 MINUTES 30 SECONDS WEST, FOR A DISTANCE OF 4.21 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF FIFTH AVENUE; THENCE NORTH 71 DEGREES 05 MINUTES 30 SECONDS EAST ALONG THE LAST DESCRIBED LINE, FOR A DISTANCE OF 41.37 FEET TO A POINT; THENCE (THE FOLLOWING 9 COURSES BEING ALONG THE FACE OF AN EXISTING BUILDING AND EDGE OF A CONCRETE LOADING DOCK) SOUTH 00 DEGREES 01 MINUTE 36 SECONDS EAST, FOR A DISTANCE OF 198.48 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 24 SECONDS EAST, FOR A DISTANCE OF 7.80 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 36 SECONDS EAST, FOR A DISTANCE OF 18.01 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 3.73 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 36 SECONDS EAST, FOR A DISTANCE OF 12.05 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 24 SECONDS EAST, FOR A DISTANCE OF 18.32 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 36 SECONDS EAST, FOR A DISTANCE OF 25.40 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 24 SECONDS EAST, FOR A DISTANCE OF 7.20 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 36 SECONDS EAST, FOR A DISTANCE 29.11 FEET TO A POINT; THENCE SOUTH 89 DEGREES 58 MINUTES 24 SECONDS WEST, FOR A DISTANCE OF 29.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 36 SECONDS EAST ALONG A LINE 182.95 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SOUTH KILBOURN AVENUE, FOR A DISTANCE OF 133.27 FEET TO A POINT ON THE NORTH LINE OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD AFORE DESCRIBED; THENCE NORTH 89 DEGREES 24 MINUTES 57 SECONDS WEST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 45.77 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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SCHEDULE 2

THE EAST 106.00 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THAT PART OF THE O.C. FOX COLORADO AVENUE ADDITION TO CHICAGO IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; (TOGETHER WITH VACATED STREET AND VACATED ALLEYS THEREIN) DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD AND THE EAST LINE OF SOUTH KILBOURN AVENUE; RUNNING THENCE NORTH ALONG SAID EAST LINE OF SOUTH KILBOURN AVENUE, A DISTANCE OF 354.54 FEET TO THE SOUTHEASTERLY LINE OF 5TH AVENUE; THENCE NORTHEASTERLY ALONG SOUTHEASTERLY LINE OF 5TH AVENUE, A DISTANCE OF 280.10 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 265.00 FEET EAST OF SAID EAST LINE OF SOUTH KILBOURN AVENUE; THENCE SOUTH ALONG SAID PARALLEL LINE, A DISTANCE OF 448.00 FEET TO THE NORTH LINE OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD AFORESAID; THENCE WEST ALONG SAID NORTH LINE OF SAID RAILROAD, A DISTANCE OF 265.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PLAT ACT AFFIDAVIT

RECORDED

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

ASC Properties L.L.C., being duly sworn on oath, states that

resides at 1033 Saxony Drive Highland Park, Illinois. 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.

A.S.C. Properties L.L.C., a Delaware limited liability company

Mark B. Spitz, Managing Member

SUBSCRIBED and SWORN to before me

this 4th day of Feb, 1997.

[Signature]
Notary Public



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