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1999-08-06 10:38:38
Cook County Recorder 29.00



① 7822187

WARRANTY DEED

This Warranty Deed is made this 30th day of July, 1999, by **Biasco Musical Instruments Company, an Illinois corporation** (the "Grantor"),

and,

Central Realty Corp., an Illinois corporation, 5701 West Belmont Avenue Chicago, Illinois 60634 (the "Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged by grantor, by these presents does hereby


CONVEY and WARANT


unto Grantee, and to its successors and assigns, **FOREVER**, the property described on EXHIBIT A attached hereto and made a part hereof, which property is situated in the County of Cook, and State of Illinois (the "Property"). The Property hereby conveyed is being conveyed subject to those title exceptions and other matter set forth on EXHIBIT B attached hereto and made a part hereof.


Together with all the singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of Grantor, either in law or equity, of, in and to the Property with the hereditaments and appurtenances; **TO HAVE AND TO HOLD** the said Property with the appurtenances unto Grantee and its successors and assigns forever.


And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, and its successors and assigns, that it has not done or suffered to be done, anything whereby the said Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND DEFEND** said Property, against all persons lawfully claiming, or to claim the same; by, through or under Grantor, subject to the title exceptions and other matters set forth on EXHIBIT B attached hereto.


BOX 333-CT1

★ ★ 119437
★ ★ CITY OF CHICAGO ★
★ ★ REAL ESTATE TRANSACTION TAX ★
★ ★ DEPT. OF ★
★ ★ REVENUE AUG-5'99 ★
★ ★ P.B. 11193 ★
★ ★  ★
★ ★ 999.00 ★

★ ★ 119438
★ ★ CITY OF CHICAGO ★
★ ★ REAL ESTATE TRANSACTION TAX ★
★ ★ DEPT. OF ★
★ ★ REVENUE AUG-5'99 ★
★ ★ P.B. 11193 ★
★ ★  ★
★ ★ 999.00 ★

★ ★ 119439
★ ★ CITY OF CHICAGO ★
★ ★ REAL ESTATE TRANSACTION TAX ★
★ ★ DEPT. OF ★
★ ★ REVENUE AUG-5'99 ★
★ ★ P.B. 11193 ★
★ ★  ★
★ ★ 999.00 ★

★ ★ 119440
★ ★ CITY OF CHICAGO ★
★ ★ REAL ESTATE TRANSACTION TAX ★
★ ★ DEPT. OF ★
★ ★ REVENUE AUG-5'99 ★
★ ★ P.B. 11193 ★
★ ★  ★
★ ★ 340.50 ★

★ ★ 119456
★ ★ CITY OF CHICAGO ★
★ ★ REAL ESTATE TRANSACTION TAX ★
★ ★ DEPT. OF ★
★ ★ REVENUE AUG-5'99 ★
★ ★ P.B. 11193 ★
★ ★  ★
★ ★ 393.75 ★

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents as of the day and year first above-written.

Biasco Musical Instruments Company, an Illinois corporation

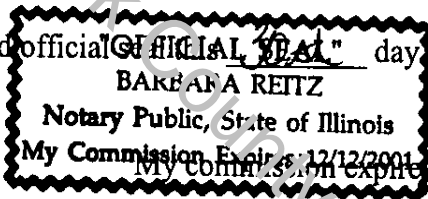
By: *[Signature]*

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Barbara Reitz, a notary public in and for said county and State aforesaid, do hereby certify that on this day personally appeared before me John Biasco, personally known to me to be the same and personally known to me to be the President of Biasco Musical Instruments Company, an Illinois corporation, and acknowledged that he signed and delivered said instrument as his free and voluntary act as President of said corporation, and that the said instrument was signed and delivered in the name and on behalf of said corporation as the free and voluntary act and deed of said corporation.

GIVEN under my hand and official seal this 11th day of July, 1999.

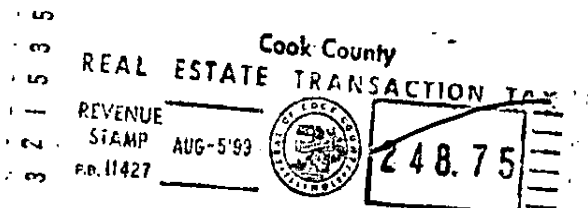
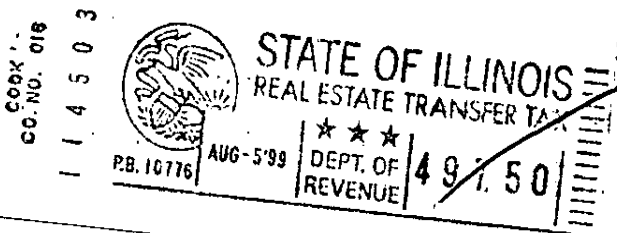
Barbara Reitz
Notary Public



Return after recording to: Mr. Robert Feldgreber
100 Lexington Drive
Suite 201
Buffalo Grove, IL 60089

Send subsequent tax bills to: CENTRAL REALTY COIP.
5701 West Belmont Ave
Chicago, Illinois
60634

This deed was prepared by: William J. Anaya, attorney at law, 222 North LaSalle Street, Chicago, Illinois 60601, (312) 372-0770



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EXHIBIT A

LEGAL DESCRIPTION

LOTS 1, 2, 3 AND 4 IN BLOCK 1 IN KENDALL'S BELMONT AND 56TH AVENUE SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ (EXCEPT THE SOUTH 30 ACRES THEREOF) OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 13-28-100-005-0000
13-28-100-006-0000
13-28-100-007-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year(s) 1998 and 1999, and subsequent years taxes and assessments.
2. Easements and encroachments disclosed by survey prepared by National Survey Services, Inc., dated June 22, 1999.

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