

2 of 7

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Cook County Recorder 27.50

994154
SPECIAL WARRANTY DEED
Prepared by: 99 OCT 15 PM 3: 58 99 OCT -5 PM 4: 07



PREMIER TITLE

Adrian Tabangay, Esq.
MAURIDES & FOLEY, L.L.C.
Two North LaSalle Street
Suite 1900
Chicago, IL 60602

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
ROLLING MEADOWS

THIS INDENTURE, made this 30th day of September, 1999, between LINVAL J. CHUNG, party of the first part, and ****NORTHSIDE COMMUNITY BANK AS TRUSTEE UTA 9953 DATED 9/24/99****; an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois, 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 its heirs and assigns, FOREVER, the following described real estate situated in the County of Cook and State of Illinois:

10% Undivided Interest in the Following:

LOT 2 IN FIRST ADDITION TO JOHNS DRIVE INDUSTRIAL PARK, BEING A SUBDIVISION OF LOT 13 IN KROHN'S RESUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 1, 1982 AS DOCUMENT 26188598, IN COOK COUNTY, ILLINOIS..

PARCEL 2 SEE ATTACHED
Address of Property: 2079-2175 Johns Court, Glenview, IL 60025
Permanent Index Number: 04-27-203-014

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, of, in and to the above described premises, with the hereditaments and appurtenances, unto the party of the second part, his successors forever.

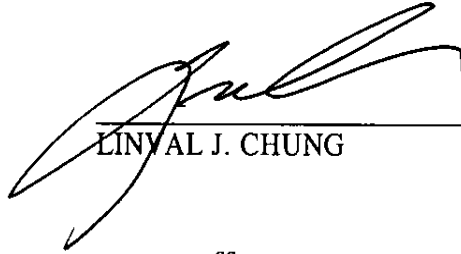
And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or 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, the party of the first part WILL WARRANT AND DEFEND,

SUBJECT TO THE PERMITTED EXCEPTIONS DESCRIBED ON EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF.

HGM

UNOFFICIAL COPY

In Witness Whereof, said party of the first part has caused his name to be signed to these presents, the day and year first written above.

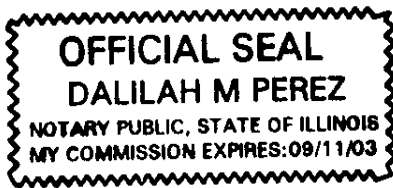


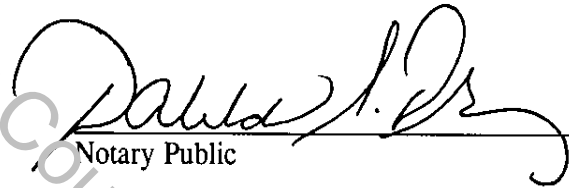
LINYAL J. CHUNG

STATE OF ILLINOIS, COUNTY OF _____ ss.

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY, that Linyal J. Chung, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered said instrument, as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of September, 1999.





Notary Public

Mail To:

DAVID S. FULLERTON
899 SKOKIE BLVD.
NORTHBROOK, IL 60062



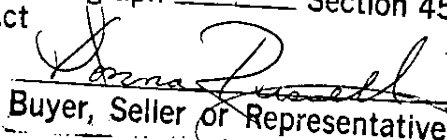
Name and Address of Taxpayer:

MR. KATZ
JOHNS COURT BLDG. LLC
240 INDUSTRIAL LN.
WHEELING, IL 60090

Exempt under provisions of Paragraph B Section 45
Real Estate Transfer Tax Act

10/4/99

Date



Buyer, Seller or Representative

EXHIBIT A

Permitted Exceptions

(a) Covenants, conditions and restrictions of record; (b) public, private and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) existing leases and tenancies; (e) special taxes or assessments for improvements not yet completed; (f) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (g) general taxes for the year 1998 and subsequent years; and (h) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing and which the Seller shall so remove at that time by using the funds to be paid upon the delivery of the deed.

Property of Cook County Clerk's Office

PARCEL 2:

NON-EXCLUSIVE EASEMENT APPURTENANT TO THE FOREGOING PARCEL FOR DRAINAGE AND STORM WATER DETENTION IN AND UPON LOT 3 IN FIRST ADDITION TO JOHN'S DRIVE INDUSTRIAL PARK, AFORESAID, TOGETHER WITH NON-EXCLUSIVE ACCESS THERETO FOR THE PURPOSE OF INSTALLING AND MAINTAINING STORM SEWERS PIPES AND LINES, ALL AS PROVIDED FOR IN PLAT OF KROHN'S CHESTNUT AVENUE SUBDIVISION RECORDED AS DOCUMENT NO. 24419582, PLAT OF KROHN'S RESUBDIVISION RECORDED AS DOCUMENT 24995587, AND PLAT OF FIRST ADDITION TO JOHN'S DRIVE INDUSTRIAL PARK RECORDED AS DOCUMENT NO. 26188598, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



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 TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.

DATE 10/4 19 99 SIGNATURE Donna Russell
GRANTOR OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID DONNA RUSSELL
THIS 4TH DAY OF OCT., 1999
NOTARY PUBLIC Theresa Solis MY COMMISSION EXPIRES _____



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, 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.

DATE 10/4 19 99 SIGNATURE Donna Russell
GRANTEE OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID DONNA RUSSELL
THIS 4TH DAY OF OCT., 1999
NOTARY PUBLIC Theresa Solis MY COMMISSION EXPIRES _____



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 A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

(ATTACH TO DEED OR ABI TO BE RECORDED IN COOK COUNTY, ILLINOIS, IF EXEMPT UNDER PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT).

715 West Algonquin Road Arlington Heights Illinois 60005 847.364.2700 847.364.3736 FAX