

98-1381
WARRANTY DEED

Statutory (ILLINOIS)

(Corporation to Limited Liability Company)

UNOFFICIAL COPY 99335797

4247/0053 49 001 Page 1 of 2
1999-04-08 10:18:12
Cook County Recorder 23.50



99335797

THE GRANTOR (NAME AND ADDRESS)

G.R. LEONARD & CO.,
an Illinois corporation
2121 Shermer Road
Northbrook, IL 60062

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 (\$10.00) 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:

ANDREA PROPERTIES, L.L.C., an Illinois Limited Liability Company

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See reverse side for legal description.) SUBJECT TO: (continued on reverse side)

Address of Real Estate: 2121 Shermer Road, Northbrook, IL 60062

(2)

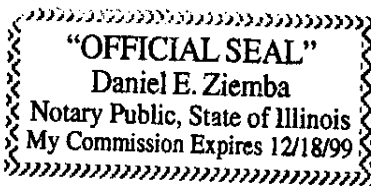
In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Vice President, 1ST day of MARCH, 1999.

G.R. LEONARD & CO., an Illinois corporation

By: X David Ercolani (SEAL)
DAVID ERCOLANI, President

Attest: X Ahmed Hawari (SEAL)
AHMED HAWARI, Vice President

State of Illinois, County of COOK ss.



IMPRESS
SEAL
HERE

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY that DAVID ERCOLANI, personally known to me to be the President of G.R. LEONARD & CO., an Illinois corporation, and AHMED HAWARI, personally known to me to be the Vice President of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Vice President, they signed and delivered the said instrument as President and Vice President of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free 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 1ST day of MARCH, 1999

Commission expires: DECEMBER 18, 1999 Daniel E. Ziembra
Notary Public

This instrument prepared by: Daniel E. Ziembra, 747 Deerfield Road, P.O. Box 231, Deerfield, IL 60015

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Legal Description

of premises commonly known as: 2121 Shermer Road
Northbrook, IL 60062

99335797

Lots 1, 2 and 3 in Glenbrook Industrial Park Unit No. 1 a Subdivision in Section 15, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.
P.I.N. 04-15-301-001; 04-15-301-002; 04-15-301-003

SUBJECT TO: General real estate taxes for the second installment of 1998 and subsequent years; easements for public utilities and drainage over, upon and under the North 10 feet of the land, as shown on the plat of subdivision; easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company over, upon and under the North 29 feet of the land to install and maintain all equipment for the purpose of serving the land and other property with telephone and electric service, together with the right of access to said easement as created by instrument recorded December 19, 1968 as Document 20708110; easements for public utilities and drainage over, upon and under the West 50 feet of the land, as shown on the plat of subdivision; building setback line of 30 feet (from the South lot line) and 100 feet from the West line as shown on the plat of subdivision; covenants and restrictions contained in the Declaration recorded as Document 20401611, relating to vibrations, noise, odor, smoke, toxic gases, emission of fire, dust, ash, fly ash and other forms of particulate matter, radiation glare and heat and electronic interferences, also relating to location of buildings, billboards and signs, area of buildings, parking restrictions and that no noxious or offensive trade or activity shall be carried on or upon such premises; letter by the Department of Public Works and Buildings of the State of Illinois attached to the plat of the subdivision of Glenbrook Industrial Park, recorded February 9, 1968 as Document 20401610 stating that portions of Lot 3 will be subject to flood risks; rights of owners of land bordering on the creek which flows along the North and West sides of the premises to the uninterrupted flow of water; acts and/or omissions done or suffered by, through, or under Purchaser and/or Grantee; Commercial Sub-Lease dated December 19, 1998 wherein Safco Dental Supply Co. is the Sub-Lessor and G.R. Leonard & Company is the Sub-Lessee.

0 3 6 1 7 9	 STATE OF ILLINOIS REAL ESTATE TRANSFER TAX APR-8'99 DEPT. OF REVENUE P.B. 10760	5 5 0 . 0 0
0 8 3 7 3 4	Cook County REAL ESTATE TRANSACTION TAX REVENUE STAMP APR-8'99 P.B. 11422	 2 7 5 . 0 0

MAIL TO:

MARK S. LITNER, ESQ.
TRUCK SPECIALIST GROUP ET AL
200 NORTH LA SALLE (SMALL OFFICE) 2100
CHICAGO, ILLINOIS 60601

SEND SUBSEQUENT TAX BILLS TO:

ANDREA PROPERTIES, L.L.C.
2121 SHERMER ROAD
NORTHBROOK, IL 60062