

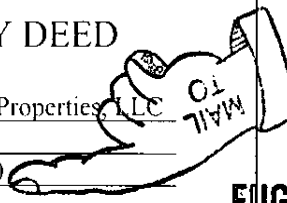
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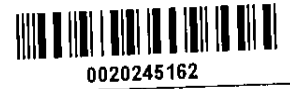
7878/0015 43 005 Page 1 of 5
2002-03-05 10:02:55
Cook County Recorder 29.50

WARRANTY DEED

MAIL TO: Nelsen Family Properties, LLC
12 Back Bay
South Barrington, IL 60010



COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
ROLLING MEADOWS
RECORDER'S STAMP



NAME & ADDRESS OF TAXPAYER:
Nelsen Family Properties, LLC
12 Back Bay
South Barrington, IL 60010

THE GRANTOR (S) Daniel B. Nelsen, Jr.
of the Village of Franklin Park County of Cook State of Illinois
for and in consideration of ten dollars and other good and valuable consideration (\$10.00/100) DOLLARS and
other good and valuable considerations in hand paid,

CONVEY AND WARRANT to Nelsen Family Properties, LLC

12 Back Bay South Barrington IL 60010
Grantee's Address City State Zip

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See attached legal description

JM
Exempt from review under Franklin Park
document requirements pursuant to
Paragraph A (1) of Section 7-103-4 of
the Franklin Park Village Code. BE
3-4-02

NOTE: If additional space is required for legal - attach on separate 8-1/2 x 11 sheet,
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s) 12-27-111-032, 039, 043, 044, 045, 046 and 12-27-128-007

Property Address: 9328-40 Franklin Avenue, Franklin Park, IL

DATED this 4th day of MARCH 2002
[Signature] (SEAL) _____ (SEAL)

(SEAL) _____ (SEAL)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES T40 12/94

*H+G
M
of*

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Property of Cook County Clerk's Office

Empty form review under Freedom Park
document requirements pursuant to
Paragraph A (1) of Section 7-102-4 of
the Freedom Park Village Code.

STATE OF ILLINOIS }
County of } ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Daniel B. Nelsen, Jr.

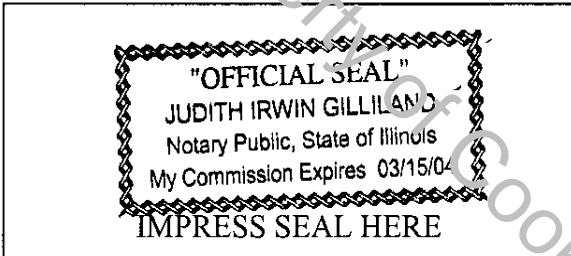
personally known to me to be the same person(s) whose name(s) is /are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that He signed, sealed and delivered the said instrument as His free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 04 day of March, 2002.

[Handwritten Signature]

Notary Public

My commission expires on 3/15, 04



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4, REAL ESTATE TRANSFER

NAME AND ADDRESS OF PREPARER

Richard M. Colombik
1111 Plaza Drive, Suite 420
Schaumburg, IL 60173
847-619-5700

ACT DATE

Richard M. Colombik, Representative
Buyer, Seller or Representative

**This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

TO REORDER PLEASE CALL
MID AMERICA TITLE COMPANY
(708) 249-4041

TO
FROM

WARRANTY DEED
Joint Tenancy Illinois Statutory

LEGAL DESCRIPTION

The subject property is composed of eight parcels all contiguous and described as follows:

Parcel #1

That part of the East 26.75 chains of fractional Section 27, Township 40 North, Range 12 East of the Third Principal Meridian, North of the Indian Boundary Line, commencing at a point on the Northerly boundary of line of Weeks' Subdivision of part of Lots 1, 2, 3, 4, 10 and 11 in River Park, 55.09 feet East of its intersection with the West line of the East half of the North West quarter of Section 27, Township 40 North, Range 12 East of the Third Principal Meridian; thence East along said North line to a point 50 feet West of its intersection with the Westerly right of way line of the Chicago and Wisconsin Railroad; thence Northwesterly to a point on the Southerly line of the Chicago and Pacific Railroad, 175 feet Northwesterly of its intersection with the Westerly right of way line of the Chicago and Wisconsin Railroad; thence Northwesterly along the Southwesterly right of way line of the Chicago and Pacific Railroad to its intersection with the West line of the East half of the North West quarter of said Section 27; thence South along said West line of the East half of the North West quarter to a point 23.56 feet North of its intersection with the Northerly Boundary line of Weeks' Subdivision aforesaid; thence Southeasterly to the place of beginning, except that part of the above described tract of land which is described as follows: That part of the East 26.75 chains of fractional Section 27, Township 40 North, Range 12 East of the Third Principal Meridian, North of the Indian Boundary Line, commencing at a point on the Northerly Boundary Line of Weeks' Subdivision of part of lots 1, 2, 3, 4, 10 and 11 in River Park, 55.09 feet East of its intersection with the West line of the East half of the North West quarter of Section 27 aforesaid; thence East along said North line along said Northerly boundary line of Weeks' Subdivision, 75.5 feet; thence Northerly along a line parallel with the said West line of the East half of the North West quarter of Section 27 aforesaid to its intersection with the Southwesterly line of the Chicago and Pacific Railroad; thence Northwesterly along the said Southwesterly line of the Chicago and Pacific Railroad to its intersection with the West line of the East half of the North West quarter of Section 27 aforesaid; thence South along said West line of the East half of the North West quarter of Section 27 aforesaid to a point 23.56 feet North of its intersection with the Northerly boundary line of Weeks' Subdivision aforesaid; thence along a straight line in a Southeasterly direction to the place of beginning.

LEGAL DESCRIPTION

Parcel #2

Lot "y" (except the West 75.50 feet as measured along the North line thereof) in Weeks' and Franklin's Subdivision of part of River Park in the North half of Section 27, Township 40, North, Range 12 East of the Third Principal Meridian, according to the plat of Weeks' and Franklin's Subdivision recorded August 28, 1894 as Document #2093730.

Parcel #3

All that part of Lot "y" lying Northeastly of the Northeastly line of Franklin Avenue as shown on plat of Dedication recorded as Document #12249206, which line East of the East line of the West 75.50 feet (as measured along the North line) of said Lot "y" extended South in Weeks' and Franklin's Subdivision aforesaid.

Parcel #4

That part of the West half of vacated Lombard Avenue lying East of and adjoining Parcels 2 and 3 and lying North of the Northernly line of Franklin Avenue aforesaid.

Parcel #5

The West 25 feet of Lot 1 in Layden Builders Re-subdivision of part of Lot "y" and the East $\frac{1}{4}$ of vacated Lombard Avenue lying East of and adjoining Lot "y" of Weeks' and Franklin's Subdivision of part of River Park, in Section 27, Township 40 North, Range 12, East of the Third Principal Meridian, as recorded August 25, 1951, as Document #1823841 in Cook County, Illinois.

UNOFFICIAL COPY

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 March 5, 2002

Signature: _____

[Handwritten Signature]

Grantor or Agent

OFFICIAL SEAL
FAY LEMBERG

NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 08/08/04

Subscribed and sworn to before me by the said Agent this 5th day of March, 2002
Notary Public Fay Lemberg

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, 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 March 5, 2002

Signature: _____

[Handwritten Signature]

Grantee or Agent

OFFICIAL SEAL
FAY LEMBERG

NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 08/08/04

Subscribed and sworn to before me by the said Agent this 5th day of March, 2002
Notary Public Fay Lemberg

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



EUGENE "GENE" MOORE

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Property of Cook County Clerk's Office