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2002-03-06 14:36:39
Cook County Recorder 27.50



0020256862

FIRST AMERICAN TITLE

ORDER # DC 997054

4 OF 7 AMC

The Grantor, IRENE LEONAS, AS TRUSTEE OF THE IRENE LEONAS TRUST DATED NOVEMBER 11, 1994, of 806 Kenmare Dr., city of Burr Ridge, State of Illinois for and in consideration of Ten and 00/100 (\$10.00) DOLLARS, in hand paid, CONVEY and WARRANT to:

MONTALBANO BUILDERS, INC., an Illinois corporation whose address is 2208 Midwest Road, 2nd Floor, Oak Brook, Illinois 60439

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (See reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: General taxes for 2001 and subsequent years and covenants, conditions, restrictions of record and building lines and easements of record, if any.

Permanent Index Number (PIN): 22-34-302-003, 22-34-302-005, 22-34-400-010, 22-34-400-013, 22-34-400-014, 22-34-401-001

Address(es) or Real Estate: 13400 S. Parker Road, Lemont, Illinois 60439

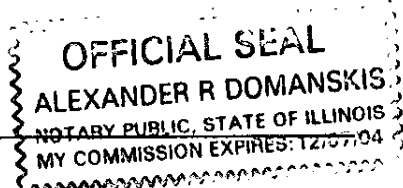
DATED this 15th day of February, 2002

Irene Leonas trustee
IRENE LEONAS, AS TRUSTEE OF THE IRENE LEONAS TRUST DATED NOVEMBER 11, 1994

State of Illinois)
County of Cook) ss.

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that IRENE LEONAS, 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 signed and delivered the said instrument as HER free and voluntary act.

Given under my hand and official seal, this 15th day of February, 2002.



Commission expires

Alex R D J

Notary Public

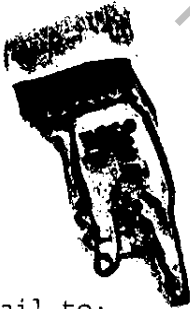
This instrument was prepared by Alexander R. Domanskis
1144 W. Fulton Street, Suite 200, Chicago, IL 60607

LEGAL DESCRIPTION

of premises commonly known as 13400 S. Parker Road, Lemont, Illinois 60439.

SEE EXHIBIT A ATTACHED HERETO

I



Mail to:

Michael McBurn
MONTALBANO BUILDERS, INC
2208 MIDWEST Rd
OAK BROOK ILLINOIS 60523

Send Subsequent Tax Bills to:

MONTALBANO BUILDERS INC
2208 MIDWEST Rd
OAK BROOK, ILL

COOK COUNTY REAL ESTATE TRANSACTION TAX

MAR. -6.02

REAL ESTATE TRANSFER TAX

0096250

FP326670

MAR 06 2002

STATE OF ILLINOIS

MAR. -6.02

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

0192500

FP326669

MAR 06 2002

LEGAL DESCRIPTION:

THAT PART OF THE SOUTH HALF OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE NORTH 00 DEGREES 19 MINUTES 37 SECONDS WEST, BEING AN ASSUMED BEARING ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 2656.09 FEET, TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE SOUTH 89 DEGREES 26 MINUTES 33 SECONDS WEST, ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 1053.0 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 37 SECONDS EAST, PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 300.0 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 33 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 653.01 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 37 SECONDS EAST, PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 1609.71 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 59 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 290.01 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 37 SECONDS EAST, PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 305.98 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 59 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 2007.24 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 39 SECONDS WEST, PARALLEL WITH THE WEST LINE OF THE EAST 5 ACRES OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 226.0 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 59 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 120.27 FEET; THENCE NORTH 16 DEGREES 40 MINUTES 06 SECONDS EAST, PARALLEL WITH THE EASTERLY LINE OF DERBY ROAD, A DISTANCE OF 691.68 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE SOUTH 89 DEGREES 28 MINUTES 16 SECONDS WEST, ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 34, SAID NORTH LINE ALSO BEING THE SOUTH LINE OF FOX HILLS UNIT TWO, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 1978 AS DOCUMENT NO. 243732376, A DISTANCE OF 278.10 FEET, TO THE NORTH-SOUTH CENTER LINE OF SAID SECTION 34; THENCE SOUTH 89 DEGREES 27 MINUTES 58 SECONDS WEST, ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 218.09 FEET, TO THE EASTERLY LINE OF DERBY ROAD; THENCE SOUTH 16 DEGREES 40 MINUTES 06 SECONDS WEST, ON THE EASTERLY LINE OF DERBY ROAD, A DISTANCE OF 693.88 FEET; THENCE NORTH 89 DEGREES 18 MINUTES 13 SECONDS EAST, A DISTANCE OF 92.56 FEET, TO THE WEST LINE OF THE EAST 5 ACRES OF THE SOUTH QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 00 DEGREES 19 MINUTES 39 SECONDS EAST, ON THE WEST LINE OF SAID EAST 5 ACRES, A DISTANCE OF 664.0 FEET, TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE NORTH 89 DEGREES 29 MINUTES 20 SECONDS EAST, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 262.81 FEET TO THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 65.55 FEET, TO THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE NORTH 89 DEGREES 29 MINUTES 59 SECONDS EAST, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 2652.87 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

Alen D. J.

being duly sworn on oath, states that he resides at 1144 W. Fullerton, Chicago, IL That the attached deed is not in violation of Section 1 of the Plat Act (765 ILCS 205/1) for one of the following reasons:

Section A. Said deed is not applicable as the grantors own no adjoining property to the premises described in said deed.

OR

Section B. The conveyance falls within one of the following exemptions set forth in the Act at paragraph (b) of 1:

- 1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. 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;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configurations of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

CIRCLE LETTER OR NUMBER WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois to accept the attached deed for recording.

Alen D. J.

SUBSCRIBED AND SWORN to before me
This 22nd day of Feb, 2002

[Signature of Alan R. Kalas]
NOTARY PUBLIC

