

WARRANTY DEED - Illinois Statutory Form

A-09167 142



The GRANTOR, ISAAC HELLER, of 205 Mill Road, Edison, in the County of Middlesex and State of New Jersey, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, HELLER VIII PARTNERSHIP, L.P., a Delaware Limited partnership, of 205 Mill Road, Edison, in the County of Middlesex and State of New Jersey, his fifty (50%) percent undivided interest as tenant-in-common in and to the following described real estate situated in Cook County, State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO all easements, restrictions and reservations of record, such facts as an accurate survey would disclose and existing leases.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Numbers: 18-25-105-017-0000 (Parcel 1-A)
18-25-105-018-0000 (Parcel 1-B)
18-25-313-010-0000 (Parcel 2)

Address of Real Estate: 7557 South 78th Avenue, Bridgeview, Illinois

Dated this 14th day of March, 2002.

Isaac Heller
ISAAC HELLER

STATE OF NEW JERSEY :
: SS.
COUNTY OF MIDDLESEX :

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT ISAAC HELLER, 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 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 14th day of March, 2002.



Mail To:

Isaac Heller
205 Mill Road
Edison, New Jersey 08837

Denise M. Somers
Notary Public

DENISE M. SOMERS
NOTARY PUBLIC OF NEW JERSEY
My Commission Exp. April 4, 2002

Lawyers Title Insurance Corporation

UNOFFICIAL COPY

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I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph E, Section 4 of the Real Estate Transfer Tax Act.

Dated this 14th day of March, 2002.

Isaac Heller

Buyer Seller or Representative

20327625

Prepared by: John M. Codd, Esq.
205 Mill Road
Edison, New Jersey 08837

Property of Cook County Clerk's Office

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EXHIBIT A

PARCEL 1-A

20327625

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST LINE OF THE WEST 33 FEET OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25, AT A POINT WHICH IS 308.68 FEET NORTH FROM THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25, AND RUNNING

THENCE NORTH ALONG THE EAST LINE OF THE WEST 33 FEET AFORESAID, A DISTANCE OF 272.14 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 2081.22 FEET OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25;

THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 2081.22 FEET AFORESAID, (BEING THE SOUTH LINE OF THE PROPERTY CONVEYED TO D. H. OVERMYER BY DEED DATED OCTOBER 12, 1965 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON MARCH 16, 1966 AS DOCUMENT NUMBER 19768466), A DISTANCE OF 1238.24 FEET TO A POINT WHICH IS 20.00 FEET, MEASURED ALONG SAID SOUTH LINE, WEST FROM THE WEST LINE OF THE RIGHT OF WAY OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY, (CHICAGO AND CALUMET TERMINAL RAILWAY COMPANY), AS SAID WEST RIGHT OF WAY LINE WAS DEFINED IN CASE NUMBER 81202 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS;

THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, (BEING THE SOUTHWESTERLY LINE OF THE PROPERTY CONVEYED TO SAID D. H. OVERMYER BY DEED DATED DECEMBER 19, 1966 AND RECORDED IN SAID RECORDER'S OFFICE ON JANUARY 26, 1967 AS DOCUMENT NUMBER 20052140), A DISTANCE OF 68.01 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE WHICH IS 65.00 FEET, MEASURED ALONG SAID WEST RIGHT OF WAY LINE, SOUTH FROM THE POINT OF INTERSECTION OF SAID WEST RIGHT OF WAY LINE WITH THE SOUTH LINE OF THE NORTH 2081.22 FEET AFORESAID;

THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 410.11 FEET TO A POINT WHICH IS 105.22 FEET, MEASURED ALONG SAID WEST RIGHT OF WAY LINE, NORTH FROM THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25;

THENCE NORTHWESTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 470.28 FEET, A DISTANCE OF 456.47 FEET TO A POINT WHICH IS 903.67 FEET EAST FROM THE WEST LINE AND 309.53 FEET, MEASURED PERPENDICULARLY, NORTH FROM THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25;

THENCE WEST ALONG A STRAIGHT LINE, A DISTANCE OF 870.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.3624 ACRES OF LAND, MORE OR LESS.

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PARCEL 1-B

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THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25, AT A POINT WHICH IS 33 FEET EAST FROM THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER AFORESAID, AND RUNNING

THENCE EAST ALONG THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER AFORESAID, A DISTANCE OF 1258.18 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE RIGHT OF WAY, (IN SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25), OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY, (CHICAGO AND CALUMET TERMINAL RAILWAY COMPANY), AS SAID WEST RIGHT OF WAY LINE WAS DEFINED IN CASE NUMBER 81202 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS;

THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 105.22 FEET;

THENCE NORTHWESTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 470.28 FEET, A DISTANCE OF 456.47 FEET TO A POINT WHICH IS 903.67 FEET EAST FROM THE WEST LINE AND 309.53 FEET, MEASURED PERPENDICULARLY, NORTH FROM THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25;

THENCE WEST ALONG A STRAIGHT LINE, A DISTANCE OF 870.67 FEET TO A POINT ON THE EAST LINE OF THE WEST 33 FEET OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25 WHICH IS 308.68 FEET NORTH FROM THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25; AND

THENCE SOUTH ALONG THE EAST LINE OF THE WEST 33 FEET AFORESAID, A DISTANCE OF 308.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.3923 ACRES OF LAND, MORE OR LESS.

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PARCEL 2

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 33 FEET OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25 WITH THE NORTH LINE OF THE SOUTH 2485.48 FEET OF SAID EAST HALF OF THE SOUTHWEST QUARTER, AND RUNNING

THENCE EAST ALONG THE NORTH LINE OF THE SOUTH 2485.48 FEET AFORESAID, (BEING THE NORTH LINE OF THE PROPERTY CONVEYED TO THE MEAD CORPORATION BY DEED DATED DECEMBER 16, 1965 RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON DECEMBER 30, 1965, AS DOCUMENT NUMBER 19697789), A DISTANCE OF 870.67 FEET TO A POINT WHICH IS 389.19 FEET WEST FROM THE WEST RIGHT OF WAY LINE OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY;

THENCE SOUTHEASTWARDLY, (CONTINUING ALONG THE NORTHERLY LINE OF THE PROPERTY SO CONVEYED), ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 470.28 FEET, A DISTANCE OF 459.21 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY WHICH IS 2278.54 FEET NORTH FROM THE SOUTH LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25;

THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE, BEING HERE THE WEST LINE OF THE EAST 33 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER AFORESAID, A DISTANCE OF 383.93 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER AFORESAID;

THENCE WEST ALONG SAID NORTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, A DISTANCE OF 1259.98 FEET TO A POINT WHICH IS 33 FEET EAST FROM THE NORTHWEST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25; AND

THENCE SOUTH ALONG THE EAST LINE OF THE WEST 33 FEET OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, A DISTANCE OF 177.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.6599 ACRES OF LAND, MORE OR LESS.

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STATEMENT BY GRANTOR AND GRANTEE
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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.

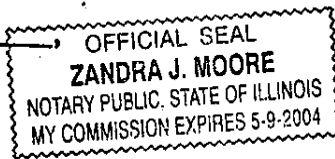
Dated 3-22, ²⁰1902

Signature: [Signature]
Grantor or Agent

20327625

Subscribed and sworn to before me by the said _____

this 22nd day of March, 192002



Notary Public [Signature]

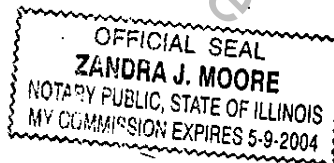
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 3-22, ²⁰1902

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said _____

this 22nd day of March, 192002



Notary Public [Signature]

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.)