

WARRANTY DEED

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3/17/0225 55 001 Page 1 of 3
2002-05-17 11:58:52
Cook County Recorder 47.00



TX623403954
C121054246406

THE GRANTOR, Jaqueline N. Klima, of 434 East Avenue, LaGrange, Illinois 60525 for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Daronell Moore, of

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

See Legal Description Attached Hereto.

Subject To: Covenants, conditions, restrictions and easements of record; Taxes for 2000-2001.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index No.: 18-04-412-054
Common Address: 434 East Avenue, LaGrange, Illinois 60525

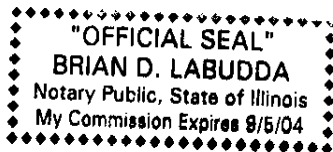
DATED this 12th day of June, 2001

Jaqueline N. Klima

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 Jaqueline N. Klima, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead..

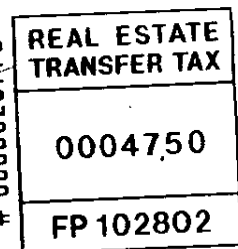
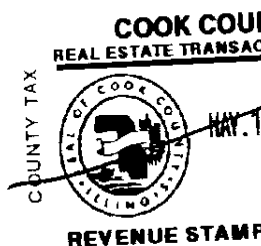
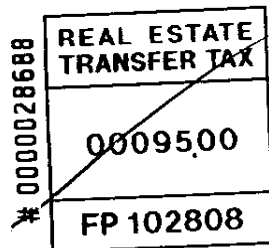
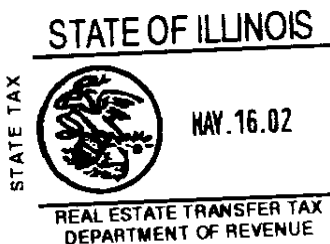
Given under my hand and official seal, this 12th day of June, 2001 My commission expires: 9-5-2004.



Notary Public

This instrument was prepared by:
Scott H. Power
521 South LaGrange Road
Suite 201
LaGrange, Illinois 60525

After recording mail to:
John Sakellaropoulos
7622 159th Street
Orland Park, Illinois 60462



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STREET ADDRESS: 434 EAST AVENUE

CITY: LAGRANGE

COUNTY: COOK

TAX NUMBER: 18-04-412-054-0000

LEGAL DESCRIPTION:

PARCEL 1:

THE SOUTH 16.36 FEET OF THE NORTH 41.30 FEET (EXCEPT THE WEST 176.0 FEET) OF LOT 5 ALL BEING IN THE SUBDIVISION OF BLOCK 4 OF E.S. BADGER'S SUBDIVISION OF THAT PART (EXCEPT RAILROAD) OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES AS DOCUMENT NUMBER 751502, IN COOK COUNTY, ILLINOIS

PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF EASEMENT MADE BY MIDWEST BANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 4, 1992 AND KNOWN AS TRUST NUMBER 92-6370 TO LASALLE NATIONAL TRUST, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 28, 1970 AND KNOWN AS TRUST NUMBER 10-24112-09 DATED JUNE 15, 1993 AND RECORDED JUNE 22, 1993 AS DOCUMENT 93476744 FOR INGRESS AND EGRESS, INCLUDING VEHICLES, OVER AND UPON THE FOLLOWING DESCRIBED PARCEL OF LAND: THAT PART OF LOT 3 IN RACHMAN'S RESUBDIVISION OF THE WEST 145 FEET OF LOTS 1 TO 6 IN E.S. BADGER'S SUBDIVISION OF THE PART (EXCEPT RAILROAD) OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS LYING SOUTHEASTERLY OF A LINE BEGINNING ON THE SOUTH LINE OF SAID LOT 3, 54.5 FEET WEST FROM THE SOUTHEAST CORNER OF SAID LOT 3 AND ENDING ON THE EAST LINE OF SAID LOT, 75.0 FEET NORTH OF THE SAID SOUTHEAST CORNER, IN COOK COUNTY, ILLINOIS

PARCEL 3:

PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF PARTY WALL AGREEMENT AND OTHER EASEMENTS MADE BY LAWDALE NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 11, 1963 AND KNOWN AS TRUST NUMBER 4213 FILED MAY 3, 1963 AS DOCUMENT LR2089370, AS MODIFIED BY THAT CERTAIN RELEASE (PARTIAL) OF EASEMENT MADE BY LASALLE NATIONAL TRUST, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 28, 1970 AND KNOWN AS TRUST NUMBER 10-24112-09 TO MIDWEST BANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 4, 1992 AND KNOWN AS TRUST NUMBER 92-6370 RECORDED JUNE 22, 1993 AS DOCUMENT 93476743, FOR INGRESS AND EGRESS OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PARCEL OF LAND: THE EAST 8 FEET OF THE FOLLOWING DESCRIBED PARCEL: LOTS 1, 2 AND 3 IN RACHMAN'S RESUBDIVISION OF THE WEST 145 FEET OF LOTS 1 TO 6 IN E.S. BADGER'S SUBDIVISION OF THE PART (EXCEPT RAILROAD) OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 22, 1993 AND KNOWN AS TRUST NUMBER 117129-08 RECORDED FEBRUARY 22, 1994 AS DOCUMENT 94169429, FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM MAPLE AVENUE AND ELM AVENUE OVER, ACROSS AND THROUGH THE "PRIVATE ROAD", AS DEFINED THEREIN, BEING A PORTION OF THE FOLLOWING TRACT OF LAND:

THE EAST 31.0 FEET OF THE WEST 176.0 FEET OF LOTS 1 TO 6, BOTH INCLUSIVE, AND THAT PART OF LOT 6 DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT WITH THE EAST LINE OF THE WEST 176.0 FEET THEREOF; THENCE NORTHERLY ALONG THE EAST LINE OF THE WEST 176.0 FEET AFORESAID TO THE SOUTH LINE OF THE NORTH 35.54 FEET OF SAID LOT 6; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT FOR A DISTANCE OF 7.15 FEET; THENCE SOUTHEASTERLY 15.75 FEET TO A POINT ON THE SOUTH LINE OF LOT 6 AFORESAID 69.94 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING; ALSO THE EAST 163.87 FEET OF LOT 7 (EXCEPT THE EAST 65.71 FEET AND EXCEPT THE WEST 85.37 FEET OF THE EAST 151.08 FEET OF THE SOUTH 54.75 FEET); ALSO THAT PART OF THE EAST 65.71 FEET OF LOT 7 LYING NORTHWESTERLY OF A LINE DRAWN FROM A POINT ON

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THE NORTH LINE OF SAID LOT 59.37 FEET WEST OF THE NORTHEAST CORNER THEREOF TO A POINT ON THE WEST LINE OF THE EAST 65.71 FEET THEREOF 17.86 FEET NORTH OF THE SOUTH LINE OF THE NORTH 24.91 FEET OF SAID LOT; ALSO THE EAST 15.18 FEET OF THE WEST 191.18 FEET OF THE SOUTH 11.35 FEET OF LOT 4; ALSO THE EAST 15.18 FEET OF THE WEST 191.18 FEET OF THE NORTH 9.35 FEET OF LOT 5 ALL BEING IN THE SUBDIVISION OF BLOCK 4 OF E. S. BADGER'S SUBDIVISION OF PART (EXCEPT RAILROAD) OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES AS DOCUMENT LR 751502, IN COOK COUNTY, ILLINOIS

PARCEL 5:

PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 22, 1993 AND KNOWN AS TRUST NUMBER 117129-08 RECORDED FEBRUARY 22, 1994 AS DOCUMENT 94169429, FOR PEDESTRIAN INGRESS AND EGRESS AND RECREATIONAL PURPOSES, OVER AND ACROSS THE FOLLOWING TRACT OF LAND:

THE EAST 31.0 FEET OF THE WEST 176.0 FEET OF LOTS 1 TO 6, BOTH INCLUSIVE, AND THAT PART OF LOT 6 DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT WITH THE EAST LINE OF THE WEST 176.0 FEET THEREOF, THENCE NORTHERLY ALONG THE EAST LINE OF THE WEST 176.0 FEET AFORESAID TO THE SOUTH LINE OF THE NORTH 35.54 FEET OF SAID LOT 6; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT FOR A DISTANCE OF 7.15 FEET; THENCE SOUTHEASTERLY 15.75 FEET TO A POINT ON THE SOUTH LINE OF LOT 6 AFORESAID 69.94 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING; ALSO THE EAST 163.87 FEET OF LOT 7 (EXCEPT THE EAST 65.71 FEET AND EXCEPT THE WEST 85.37 FEET OF THE EAST 151.08 FEET OF THE SOUTH 54.75 FEET); ALSO THAT PART OF THE EAST 65.71 FEET OF LOT 7 LYING NORTHWESTERLY OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID LOT 59.37 FEET WEST OF THE NORTHEAST CORNER THEREOF TO A POINT ON THE WEST LINE OF THE EAST 65.71 FEET THEREOF 17.86 FEET NORTH OF THE SOUTH LINE OF THE NORTH 24.91 FEET OF SAID LOT; ALSO THE EAST 15.18 FEET OF THE WEST 191.18 FEET OF THE SOUTH 11.35 FEET OF LOT 4; ALSO THE EAST 15.18 FEET OF THE WEST 191.18 FEET OF THE NORTH 9.35 FEET OF LOT 5 ALL BEING IN THE SUBDIVISION OF BLOCK 4 OF E. S. BADGER'S SUBDIVISION OF PART (EXCEPT RAILROAD) OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES AS DOCUMENT LR 751502, IN COOK COUNTY, ILLINOIS

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