

WARRANTY DEED

Illinois

2882/0059 44 001 Page 1 of 4  
2002-10-31 10:28:01  
Cook County Recorder 30.50

This Instrument Prepared By:

CHARLES E. LAB, Attorney-at-Law  
P.O. Box 911  
Minooka, Illinois 60447-0911



Mail Recorded Instrument To:

Timothy J. Grant, Attorney-at-law  
Suite 3300, 70 West Madison Street  
Chicago, Illinois 60602-4207

Mail Tax Bills To:

Kickapoo Farms, LLC, c/o Lake Capital

676 N. Michigan Ave #390, Chicago, IL 60611

NOTE:  If checked, the spouse of Grantor has never resided at or upon the property being conveyed by this instrument and no right of homestead exists therein.

The GRANTOR(S), Lukass R. Franklin and Mari Hoashi Franklin, husband and wife, of the County of Cook, State of Illinois, for and in consideration of ten and no/100th dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to GRANTEE(S), Kickapoo Farms LLC, whose address is/are *a Delaware limited liability company*

676 North Michigan Avenue Ste 390, Chicago, Illinois  
the following-described real estate, situated in Cook County, Illinois, to wit:

Legal Description: (See Exhibit "A", attached or on reverse side.)

Commonly known as: 160 J. Bateman Road, Barrington Hills, IL 60010

P.I.N.(s) 01-19-102-011

- In the following form of ownership:
- statutory form (individual Grantee only)
  - as Tenants in Common
  - not as Tenants in Common, but as Joint Tenants with rights of survivorship
  - not as Tenants in Common or Joint Tenants, but as Tenants by the Entirety

subject to: general real estate taxes and special assessments not yet due and payable; building, building line and use or occupancy restrictions; conditions, covenants, easements and restrictions of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe and other conduit; roads and highways; party walls, party wall rights and agreements, terms, provisions, covenants and conditions of the declaration of condominium, if any, and all amendments thereto; any easements established by or implied from the said declaration of condominium or amendments thereto, if any, limitations and conditions imposed by the Illinois Condominium Property Act; and

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

If checked, the undersigned, spouse of Grantor, joins in this conveyance for the sole purpose of releasing any homestead interest that (s)he may have in the property being conveyed.

Dated: October 8, 2002

EXEMPT under the provisions of the Real Estate Transfer Act. 35 ILCS 200/31-45( )

Lukas R. Franklin  
Lukas R. Franklin

Mari Hoashi Franklin  
Mari Hoashi Franklin

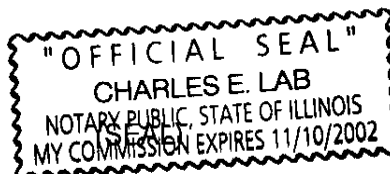
Name \_\_\_\_\_ Date \_\_\_\_\_

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STATE OF ILLINOIS }  
 } ss  
COUNTY OF COOK }

I, the undersigned, a notary public in and for the aforesaid County and State, do hereby certify that Lukass R. Franklin and Mari Hoashi Franklin, personally known to me to be the same person(s) whose name(s) is/are subscribed to the above and foregoing instrument, appeared before me this 8<sup>th</sup> day of October, 2002, in person and acknowledged that (s)he/they signed and delivered said instrument freely and voluntarily (in his/her/their individual, corporate, representative, or fiduciary capacity as indicated in the foregoing instrument), for the uses and purposes therein set forth, including the release and waiver of the right of homestead if any.



*[Handwritten Signature]*  
\_\_\_\_\_

Notary Public

**AFFIX TRANSFER STAMPS BELOW**

MUNICIPAL

STATE/COUNTY

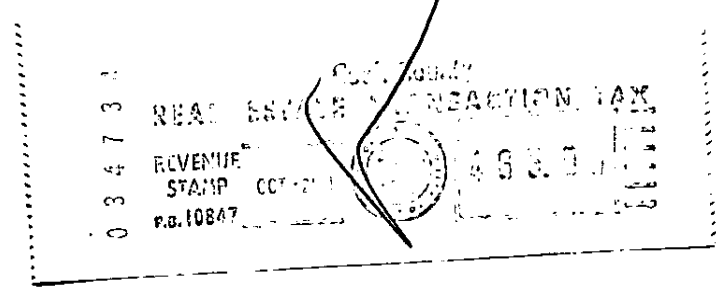
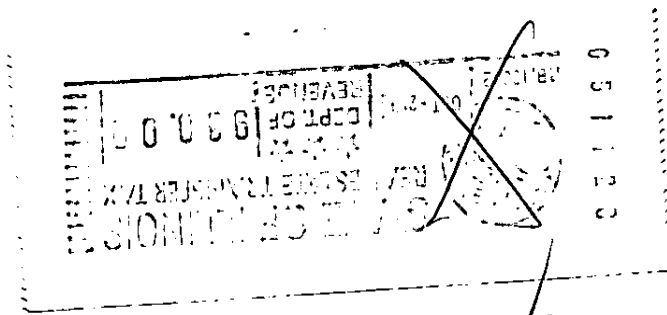
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**EXHIBIT A**  
(Legal Description)

See attached.

*Property of Cook County Clerk's Office*

THAT PART OF THE WEST 1/2 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF PENNY ROAD WITH A LINE THAT IS 190.0 FEET EASTERLY OF (MEASURED AT RIGHT ANGLES THERETO) AND PARALLEL WITH THE WEST LINE OF SAID SECTION 19; THENCE NORTHERLY, ALONG SAID PARALLEL LINE, A DISTANCE OF 772.90 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE BOND ISSUE ROUTE 63 (DUNDEE ROAD); THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 104.19 FEET TO A POINT ON A LINE THAT IS 290.0 FEET EASTERLY OF (MEASURED AT RIGHT ANGLES THERETO) AND PARALLEL WITH THE WEST LINE OF SECTION 19, AFORESAID, FOR THE PLACE OF BEGINNING; THENCE SOUTHERLY ALONG SAID PARALLEL LINE A DISTANCE OF 192.18 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE CENTER LINE OF PENNY ROAD, A DISTANCE OF 1041.79 FEET TO THE CENTER LINE, AS MONUMENTED OF BATEMAN ROAD; THENCE NORTHEASTERLY ALONG SAID CENTER LINE, AS MONUMENTED, OF BATEMAN ROAD, BEING ALONG A LINE THAT FORMS AN ANGLE OF 79 DEGREES 45 MINUTES 35 SECONDS TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 252.59 FEET TO AN ANGLE IN SAID CENTER LINE; THENCE NORTHEASTERLY ALONG SAID CENTER LINE WHICH FORMS AN ANGLE OF 2 DEGREES 19 MINUTES 56 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 591.70 FEET TO THE SOUTHERLY RIGHT OF WAY LINE EXTENDED NORTHEASTERLY OF STATE BOND ISSUE ROUTE 63 (DUNDEE ROAD); THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE EXTENDED NORTHEASTERLY AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1403.68 FEET TO THE PLACE OF BEGINNING EXCEPTING THEREFROM THE WEST 69.57 FEET AS MEASURED PERPENDICULAR TO THE WEST LINE THEREOF, BEING SITUATED IN BARRINGTOWN TOWNSHIP, COOK COUNTY, ILLINOIS.



Clerk's Office

# UNOFFICIAL COPY

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## METES AND BOUNDS AFFIDAVIT

STATE OF ILLINOIS }  
                          } ss.  
COUNTY OF COOK }

The undersigned Affiant, Lukass R. Franklin and Mari Hoashi Franklin, being first duly sworn upon oath, deposes and states that he/she resides at 160 J. Bateman Road, Barrington Hills, Illinois 60010, and that the deed to which this Affidavit is attached does not violate 765 ILCS 205/1 for the following reason, as indicated by an "X" in the left margin:

- 1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new street or easement of access.
- 2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new street or easement 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 right-of-way for railroads or other public utility facilities, which does not involve any new street or easement of access.
- 5. The conveyance of land owned by a railroad or other public utility which does not involve any new street or easement 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 existing on the date of the amendatory Act into no more than two parts and not involving any new street or easement of access.
- 9. The sale of a single lot of less than five acres from a larger tract when a survey is made by a registered 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 configuration 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.
- 10. The conveyance is of land described in the same manner as title was taken by grantor(s).

Affiant further states that this affidavit is made for the purpose of inducing the Recorder of Deeds of Cook County, Illinois to accept and record the attached deed or document.

Lukas R. Franklin  
Affiant

Subscribed and sworn to before me this  
8<sup>th</sup> day of October, 2002

Charles E. Lab  
Notary Public

