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2003-02-27 08:24:52

Cook County Recorder 32.50

WARRANTY DEED
INDIVIDUAL TO ~~WARRANTY~~
~~WARRANTY~~ CORPORATION

1001
4304539



COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
MARKHAM OFFICE

The Grantors, LARRY TRAVIS, a widower and
TODD ALLEN TRAVIS, married to TRICIA TRAVIS


of the Village of Riverdale,
County of Cook, State of Illinois,


for and in consideration of TEN DOLLARS and 00/100 +/- other good and
valuable consideration CONVEY and WARRANT to RIVERDALE MARINA, INC.

Corporation of Cook County
a ~~limited liability company~~ created and existing under and by virtue of
the laws of the State of Illinois and duly authorized to transact business
in the State of Illinois,

the following described real estate situated in the County of Cook,
State of Illinois, to wit:

See attached legal description

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	FEB. 13. 03	0030000
	# 0000007525	FP 103014

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	FEB. 13. 03	0015000
	# 0000007235	FP 103017

This property does not constitute Homestead Property as to the spouse of the Grantor, Todd Allen Travis.

Commonly known as: 13100 S. Halsted, Riverdale, IL 60827

Permanent Real Estate Index Number(s): 25-32-215-002, 25-32-215-003 and 25-32-215-005

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

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SUBJECT TO: covenants, conditions, and restrictions of record. Document No. (s) _____; _____; and to General Taxes for 2002 and subsequent years.

DATED THIS 4th day of FEBRUARY, 2003.

Larry Travis
LARRY TRAVIS

Todd Allen Travis
TODD ALLEN TRAVIS

STATE OF ILLINOIS) ss.
COUNTY OF COOK)

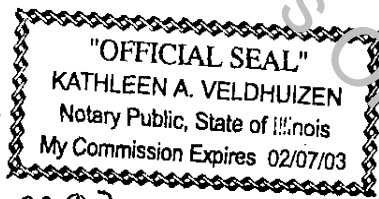
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that LARRY TRAVIS, a widower and TODD ALLEN TRAVIS, married to Trisha Davis are

personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their own free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal this 4th day of February, 2003.

Kathleen A. Veldhuizen
Notary Public

(SEAL)



Commission expires February 7, 2003.

This instrument prepared by: EDWARD V. SHARKEY, Atty. at Law, 14105 Lincoln Ave., P. O. Box 27, Dolton, IL 60419

After recording return to:

Send subsequent tax bills to:

Box 257

Riverdale Marina, Inc.

18801 S. Old La Grange Road

Mokena, IL 60448

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PARCEL 1:

THAT PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE EAST 50 FEET THEREOF) OF SECTION 32 NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF SAID NORTH EAST 1/4 OF SECTION 32, WHICH IS 2426.84 FEET SOUTH OF THE NORTH EAST CORNER OF SAID SECTION AND RUNNING THENCE WESTERLY ON A LINE WHICH FORMS A SOUTH WEST ANGLE OF 86 DEGREES 42 MINUTES 20 SECONDS WITH THE EAST LINE OF SAID SECTION, FOR A DISTANCE OF 100.06 FEET TO A POINT; THENCE NORTH PARALLEL WITH SAID EAST LINE OF SAID SECTION, A DISTANCE OF 10 FEET; THENCE WESTERLY ON A LINE PARALLEL WITH SAID LAST DESCRIBED LINE FOR A DISTANCE OF 215 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SECTION, A DISTANCE OF 30 FEET; THENCE WESTERLY ON A LINE WHICH IS PARALLEL WITH SAID FIRST DESCRIBED LINE TO THAT POINT OF INTERSECTION OF SAID LINE WITH THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SAID SECTION 32; THENCE NORTH ALONG THE WEST LINE TO THE CENTER OF THE LITTLE CAUMET RIVER; THENCE EASTERLY ALONG THE CENTER LINE OF SAID RIVER TO THE EAST LINE OF SAID SECTION 32; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 32 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

(THE ABOVE PARCEL REFERRED TO AS PARCEL "A" IN THE FOLLOWING EASEMENT DESCRIPTIONS BEING A PART OF THIS PARCEL 1)

ALSO

EASEMENT FOR THE BENEFIT OF PARCEL 'A' AFORESAID, AS CREATED BY A GRANT FROM RIVERSIDE SUPPLY COMPANY TO ACME PETROLEUM COMPANY RECORDED MARCH 1, 1950 AS DOCUMENT NUMBER 14745032 AND AS AMENDED BY AGREEMENT DATED APRIL 7, 1950 AND RECORDED APRIL 12, 1950 AS DOCUMENT NUMBER 14774924 FOR RIGHT OF WAY FOR INGRESS AND EGRESS TO PARCEL 'A' AFORESAID, CONSISTING OF A ROADWAY NOT LESS THAN 15 FEET IN WIDTH RUNNING ALONG THE SOUTH END OF THE FOLLOWING DESCRIBED TWO PARCELS HEREINAFTER REFERRED TO AS (1) AND (2) TAKEN AS ONE TRACT:

ALSO

A PERMANENT RIGHT OF WAY OF 24 FEET IN WIDTH RUNNING FROM SAID RIGHT OF WAY ABOVE DESCRIBED IN A GENERALLY NORTHERLY DIRECTION (OVER THE PRESENT SCALLES) TO PARCEL 'A' ALONG A RIGHT OF WAY THE CENTER LINE WHICH IS 98 1/2 FEET WEST OF THE EAST LINE OF SECTION 32 AFORESAID;

ALSO

A RIGHT OF WAY OF 15 FEET FROM THE RIGHT OF WAY FIRST DESCRIBED IN A NORTHERLY DIRECTION TO PARCEL 'A' AFORESAID, THE CENTER LINE OF WHICH IS 307 1/2 FEET WEST OF THE EAST LINE OF SECTION 32 AFORESAID;

ALSO

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A RIGHT OF WAY 15 FEET IN WIDTH FROM THE RIGHT OF WAY FIRST ABOVE DESCRIBED IN A NORTHERLY DIRECTION TO PARCEL 'A' AFORESAID, ALONG THE WESTERLY END OF THE FOLLOWING TWO PARCELS HEREINAFTER REFERRED TO AS (1) AND (2) TAKEN AS ONE TRACT;

ALSO

A RIGHT OF WAY OF 15 FEET SOUTH OF AND ADJOINING THE SOUTH LINE OF PARCEL 'A' AFORESAID (EXCEPT THE EAST 100 FEET AS MEASURED FROM THE EAST LINE OF SECTION 32 AFORESAID);

(1) THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 LYING SOUTH OF THE CENTER LINE OF THE LITTLE CALUMET RIVER AND NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THEREFROM THE EAST 50 FEET ALSO EXCEPT THAT PART FALLING IN PARCEL 'A' AFORESAID)

(2) THAT PART OF LOT 6 IN THE SUBDIVISION OF THE SOUTHWEST FRACTIONAL 1/4 (NORTH OF THE INDIAN BOUNDARY LINE) OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE SOUTHEAST FRACTIONAL 1/4 (NORTH OF THE INDIAN BOUNDARY LINE) OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 6 AFORESAID WHICH CORNER IS THE INTERSECTION OF THE EAST AND W2 SECTION LINE WITH THE EAST LINE OF SAID SECTION 32; THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 32, A DISTANCE OF 15 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 32, A DISTANCE OF 164 FEET; THENCE NORTH WESTERLY IN A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF THE SOUTHEAST FRACTIONAL 1/4 AFORESAID; THENCE EAST ALONG SAID LINE 580 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, NORTH OF THE INDIAN BOUNDARY LINE, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COUNTY OF COOK, STATE OF ILLINOIS, LYING SOUTH OF THE LITTLE CALUMET RIVER

ALSO

EASEMENT FOR THE BENEFIT OF PARCEL 2 AS CREATED BY EASEMENT AGREEMENT MADE BY AND BETWEEN ATHERTON FOUNDRY PRODUCTS, INCORPORATED, AN ILLINOIS CORPORATION, AND RIVERDALE TERMINAL CORPORATION, AN ILLINOIS CORPORATION, DATED JUNE 16, 1967, AND RECORDED JULY 20, 1967 AS DOCUMENT 20202874 FOR INGRESS AND EGRESS OVER THE SOUTH 20 FEET OF THAT PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 LYING SOUTH OF THE CENTER LINE OF THE LITTLE CALUMET RIVER AND NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO PART OF LOT 6 IN THE SUBDIVISION OF THE SOUTHWEST FRACTIONAL QUARTER (NORTH OF THE INDIAN BOUNDARY LINE) OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 14 EAST OF

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THE THIRD PRINCIPAL MERIDIAN, ALSO THE SOUTHEAST FRACTIONAL QUARTER (NORTH OF THE INDIAN BOUNDARY LINE) OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 32 WHICH IS 2426.84 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION; AND RUNNING THENCE SOUTH ALONG SAID EAST LINE A DISTANCE OF 159.48 FEET TO THE NORTHEAST CORNER OF LOT 6 AFORESAID, WHICH CORNER IS THE INTERSECTION OF THE EAST AND WEST 1/2 SECTION LINE WITH THE EAST LINE OF SAID SECTION 32; THENCE CONTINUING SOUTH ALONG SAID EAST LINE A DISTANCE OF 15 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST FRACTIONAL QUARTER, A DISTANCE OF 164 FEET; THENCE NORTHWESTERLY ON A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF THE SOUTH EAST 1/4 WHICH IS 580 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHEAST FRACTIONAL QUARTER; THENCE WEST ALONG SAID LINE A DISTANCE OF 82.04 FEET TO ITS INTERSECTION WITH THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE NORTH ALONG SAID WEST LINE, A DISTANCE OF 102.06 FEET; THENCE EASTERLY ON A STRAIGHT LINE, THE EXTENSION OF WHICH FORMS A SOUTHWEST ANGLE OF 86 DEGREES 42 MINUTES, 20 SECONDS WITH THE AFORESAID EAST LINE OF SAID NORTHEAST 1/4, FOR A DISTANCE OF 348.20 FEET; THENCE NORTH PARALLEL TO THE SAID EAST LINE A DISTANCE OF 30 FEET, THENCE EASTERLY ON A LINE WHICH IS PARALLEL WITH SAID LAST DESCRIBED EASTERLY COURSE, A DISTANCE OF 215 FEET; THENCE SOUTH PARALLEL TO SAID EAST LINE A DISTANCE OF 10 FEET; THENCE EASTERLY PARALLEL WITH SAID DESCRIBED EASTERLY COURSE A DISTANCE OF 100.06 FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 50 FEET OF SAID SECTION 32, TAKEN AND USED FOR SOUTH HALSTED STREET, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE EAST 1/2 OF THE WEST 1/2 (EXCEPT THE WEST 75 ACRES THEREOF) OF THE NORTHEAST 1/4 OF SECTION 32, NORTH OF THE INDIAN BOUNDARY LINE, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF THE LITTLE CALUMET RIVER, IN COOK COUNTY, ILLINOIS.

PINs: 25-32-215-002, 25-32-215-003 and 25-32-215-005

Commonly known as: 13100 South Halsted, Riverdale, IL 60827