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2003-03-11 15:50:02
Cook County Recorder 38.50



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303199 2083
ALC/HBB

Property of Cook County Clerk's Office

The Grantor, IRENE LEONAS, AS TRUSTEE OF THE IRENE LEONAS TRUST DATED NOVEMBER 11, 1994, of 2600 N. Southport, Unit 320, City of Chicago, 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): 22-34-401-001, 22-34-400-010, 22-34-400-014, and 22-34-400-013

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

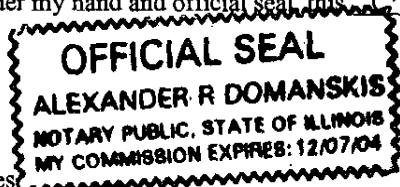
DATED this 17th day of Feb, 2003

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, AS TRUSTEE OF THE IRENE LEONAS TRUST DATED NOVEMBER 11, 1994 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 17th day of Feb, 2003.



Commission expires

Alex R. Domanskis
Notary Public

This instrument was prepared by Alexander R. Domanskis
205 N. Michigan Avenue, Suite 4307, Chicago, IL 60601

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LEGAL DESCRIPTION

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

SEE EXHIBIT A ATTACHED HERETO

Property of Cook County Clerk's Office

Mail to:


Michael McGurn
MONTALBANO BUILDERS, INC
2208 MIDWEST RD
OAK BROOK, ILLINOIS 60523

Send Subsequent Tax Bills to:

MONTALBANO BUILDERS
2208 MIDWEST RD
OAK BROOK, ILLINOIS
60523

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ALTA Commitment Schedule C


File No.: 303199

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: Commencing 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 to the Point of Beginning; 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 North 89 degrees 28 minutes 16 seconds East, 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 1048.35 feet to the Southeast corner of Lot 22 in said Fox Hills Unit Two; thence North 00 degrees 19 minutes 38 seconds West, on the East line of said Fox Hills Unit Two, a distance of 1327.38 feet to the North line of the Southeast Quarter of said Section 34; thence North 89 degrees 26 minutes 33 seconds East, on the North line of the Southeast Quarter of said Section 34, a distance of 273.46 feet to the Point of Beginning, all in Cook County, Illinois.

COUNTY TAX
REVENUE STAMP

MAR. 11.03
000098602

FP 326670	0064175	REAL ESTATE TRANSFER TAX
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STATE TAX
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

MAR. 11.03
000049217

FP 326669	0000050	REAL ESTATE TRANSFER TAX
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STATE TAX
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

MAR. 11.03
0000049216

FP 326669	01283.00	REAL ESTATE TRANSFER TAX
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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

Hene Leonas being duly sworn on oath, states that She resides at 806 Kenmare Drive, Burr Ridge, Illinois That the attached deed is not in violation of Sect.on 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.

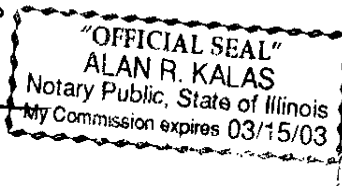
Affiant further states that She makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois to accept the attached deed for recording.

Hene Leonas

HXL

SUBSCRIBED AND SWORN to before me
This 18 day of SEP 2003

NOTARY PUBLIC



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