



Eugene "Gene" Moore Fee: \$34.00
Cook County Recorder of Deeds
Date: 06/09/2003 07:53 AM Pg: 1 of 6

DEED

SA 8380055-A MS D2

THE GRANTOR, LAKESHORE-RICHTON PARK, L.L.C., an Illinois limited liability company, organized under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to **Raleigh Place of Richton Park Condominium Association**, whose address is 22600 KARLOV Richton Park, Illinois the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

(See legal description attached as Exhibit A)

Permanent Real Estate Index Number:

31-34-201-016 and a portion of 31-34-201-019

Address of Real Estate:

22600 KARLOV, Richton Park, Illinois 60471

THIS DEED IS EXEMPT PURSUANT TO CHAPTER 35, SECTION 305/4 (e) OF REAL ESTATE TRANSFER TAX ACT.

June 4, 2003

[Signature]

599 R

Grantor hereby reserves for itself, its successors and assigns, the right to the following described easements on the land described as Parcels 1, 2 and 3 as described on Exhibit A for the benefit of the land owned by Grantor as described in Exhibit B.

The right to the use of the Drainage and Detention Easement on Parcel 1 as depicted in the Plat of Subdivision recorded as Document Number 96827335 for Raleigh Place of Richton Park-Phase I.

Right of ingress and egress over all existing roadways located on Parcel 2.

Right of ingress and egress over all existing roadways located on Parcel 3 and the right to extend, vary, relocate and modify any existing roadway or any future roadway on Parcel 3.

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In Witness Whereof, said Grantor has caused its name to be signed to these presents on this 16 day of May 2003.

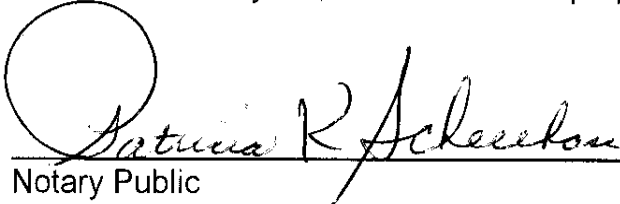
**LAKESHORE-RICHTON PARK, L.L.C.,
an Illinois limited liability company**

**By: Cornerstone Residential Group, L.L.C.,
an Illinois limited liability company**

By: _____
its: **Manager**

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 Jay Johnson, Manager of Cornerstone Residential Group, LLC, an Illinois limited liability company, and 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 severally acknowledged that as such Manager, he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, as his free and voluntary act, for the uses and purposes therein set forth.



Notary Public

(Notary Seal)
"OFFICIAL SEAL"
PATRICIA K. SCHELLHASE
Notary Public, State of Illinois
My Commission Expires 09/25/06

Given under my hand and official seal, this 16 day of May 2003.

AFTER RECORDING, RETURN TO:
DAVID L. GOLDSTEIN
35 East Wacker Drive
Suite 1750
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO :
Richton Park Condominium Association
22600 Karlov
Richton Park IL 60471

This Deed was prepared by: David L. Goldstein & Associates, 35 E. Wacker, #1750, Chicago, Illinois 60601 (312.236.5689)

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EXHIBIT A LEGAL DESCRIPTION

Parcel 1

THAT PART OF LOT 3 IN RALEIGH PLACE OF RICHTON PARK – PHASE 1, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 96827335, LYING NORTH OF THE NORTH LINE OF THE EMBASSY CLUB UNIT 1A, BEING A RESUBDIVISION OF PART OF LOT 3 IN SAID RALEIGH PLACE OF RICHTON PARK – PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 0010610950, EXCEPTING THEREFROM UNIT NUMBERS 22341, 22343, 22345, 22347, 22371, 22373, 22375 AND 22377 IN RALEIGH PLACE OF RICHTON PARK CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY RECORDED JANUARY 15, 1998 AS DOCUMENT 98041647, IN COOK COUNTY, ILLINOIS.

Parcel 2

THE NORTH 20.00 FEET OF LOT 10 IN EMBASSY CLUB UNIT 1A, BEING A RESUBDIVISION OF PART OF LOT 3 IN RALEIGH PLACE OF RICHTON PARK – PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 0010610950, IN COOK COUNTY, ILLINOIS.

Parcel 3

THAT PART OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1 IN RALEIGH PLACE OF RICHTON PARK - PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R96-827335; THENCE SOUTH 89°-15'-37" EAST ALONG THE NORTH LINE OF SAID LOT 1 IN RALEIGH PLACE OF RICHTON PARK - PHASE 1 FOR A DISTANCE OF 426.56 FEET TO THE WESTERLY RIGHT OF WAY LINE OF KARLOV AVENUE; THENCE SOUTH 00°-18'-01" WEST ALONG SAID WESTERLY RIGHT OF WAY FOR A DISTANCE OF 49.62 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE CURVED WESTERLY RIGHT OF WAY OF SAID KARLOV AVENUE, CONCAVE EASTERLY HAVING A RADIUS OF 665.00 FEET, A CHORD WHICH BEARS SOUTH 08°-41'-23" EAST FOR AN ARC DISTANCE OF 205.65 FEET TO A POINT OF TANGENCY; THENCE CONTINUING SOUTH 17°-32'-5" EAST ALONG THE SAID WESTERLY RIGHT OF WAY OF KARLOV AVENUE FOR A DISTANCE OF 24.02 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE CURVED WESTERLY RIGHT OF WAY OF SAID KARLOV AVENUE, CONCAVE WESTERLY, HAVING A RADIUS OF 147.82 FEET, A CHORD WHICH BEARS SOUTH 16°-44'-34" EAST FOR AN ARC DISTANCE OF 3.72 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 80°-22'-10" WEST FOR A DISTANCE OF 139.18 FEET; THENCE SOUTH 100°-00'-00" WEST FOR A DISTANCE OF 119.79 FEET; THENCE SOUTH 74°-18'-45" EAST FOR A DISTANCE OF 85.63 FEET; THENCE NORTH 90°-00'-00" EAST FOR A DISTANCE OF 45.00 FEET TO A POINT ON THE CURVED WESTERLY RIGHT OF WAY OF SAID KARLOV AVENUE; THENCE NORTHERLY ALONG SAID CURVED WESTERLY RIGHT OF WAY LINE, CONCAVE EASTERLY, HAVING A RADIUS OF 1040.00 FEET, A CHORD WHICH BEARS NORTH 07°-08'-39" EAST, FOR AN ARC DISTANCE OF 100.79 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF KARLOV AVENUE, SAID LINE BEING CURVED, CONCAVE WESTERLY, HAVING A RADIUS OF 147.82 FEET, A CHORD WHICH BEARS SOUTH 03°-03'-03" WEST FOR AN ARC DISTANCE OF 66.93 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM UNITS 4121, 4123, 22380 AND 22382 IN RALEIGH PLACE OF RICHTON PARK CONDOMINIUM, AS DELINEATED ON A SURVEY RECORDED JANUARY 15, 1998 AS DOCUMENT 98041647, IN COOK COUNTY, ILLINOIS

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EXHIBIT B LEGAL DESCRIPTION OF PROPERTY BENEFITED

PARCEL 1:

LOTS 1 AND 2 ALONG WITH THAT PART OF LOT 3 LYING SOUTHWESTERLY OF AND CONTIGUOUS TO THE SOUTHERLY BOUNDARY OF LOT 10 IN THE EMBASSY CLUB UNIT 1A SUBDIVISION (RECORDED AS DOCUMENT 0010610950) IN RALEIGH PLACE OF RICHTON PARK- PHASE 1 (RECORDED AS DOCUMENT NO. R96-827335), BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1 IN RALEIGH PLACE OF RICHTON PARK - PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R96-827335; THENCE SOUTH 89°-15'-37" EAST ALONG THE NORTH LINE OF SAID LOT 1 IN RALEIGH PLACE OF RICHTON PARK - PHASE 1 FOR A DISTANCE OF 426.56 FEET TO THE WESTERLY RIGHT OF WAY LINE OF KARLOV AVENUE; THENCE SOUTH 00°-18'-01" WEST ALONG SAID WESTERLY RIGHT OF WAY FOR A DISTANCE OF 49.62 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE CURVED WESTERLY RIGHT OF WAY OF SAID KARLOV AVENUE, CONCAVE EASTERLY HAVING A RADIUS OF 665.00 FEET, A CHORD WHICH BEARS SOUTH 08°-41'-23" EAST FOR AN ARC DISTANCE OF 205.65 FEET TO A POINT OF TANGENCY; THENCE CONTINUING SOUTH 17°-32'-57" EAST ALONG THE SAID WESTERLY RIGHT OF WAY OF KARLOV AVENUE FOR A DISTANCE OF 24.02 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE CURVED WESTERLY RIGHT OF WAY OF SAID KARLOV AVENUE, CONCAVE WESTERLY, HAVING A RADIUS OF 147.82 FEET, A CHORD WHICH BEARS SOUTH 16°-44'-34" EAST FOR AN ARC DISTANCE OF 3.72 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 80°-22'-10" WEST FOR A DISTANCE OF 139.18 FEET; THENCE SOUTH 00°-00'-00" WEST FOR A DISTANCE OF 119.79 FEET; THENCE SOUTH 74°-18'-45" EAST FOR A DISTANCE OF 85.63 FEET; THENCE NORTH 90°-00'-00" EAST FOR A DISTANCE OF 45.00 FEET TO A POINT ON THE CURVED WESTERLY RIGHT OF WAY OF SAID KARLOV AVENUE; THENCE NORTHERLY ALONG SAID CURVED WESTERLY RIGHT OF WAY LINE, CONCAVE EASTERLY, HAVING A RADIUS OF 1040.00 FEET, A CHORD WHICH BEARS NORTH 07°-08'-39" EAST, FOR AN ARC DISTANCE OF 100.79 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF KARLOV AVENUE, SAID LINE BEING CURVED, CONCAVE WESTERLY, HAVING A RADIUS OF 147.82 FEET, A CHORD WHICH BEARS SOUTH 03°-03'-03" WEST FOR AN ARC DISTANCE OF 66.93 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF AND CONTIGUOUS TO THE SOUTHERLY BOUNDARY OF RALEIGH PLACE OF RICHTON PARK PHASE 1, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1996 AS DOCUMENT 96827335, AND NORTH OF THE FOLLOWING DESCRIBED LINES: COMMENCING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE NORTH 0 DEGREES 17 MINUTES 38 SECONDS EAST, 580.97 FEET ALONG THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY TO THE POINT OF BEGINNING; THENCE NORTH 33 DEGREES 20 MINUTES 22 SECONDS EAST 651.06 FEET; THENCE NORTH 68 DEGREES 17 MINUTES 12 SECONDS EAST, 332.43 FEET TO A POINT OF TERMINUS, BEING THE EAST LINE OF THE ABOVE DESCRIBED PROPERTY, ALL IN COOK COUNTY, ILLINOIS.

Property index Numbers:

31-34-201-012

31-34-201-016

31-34-201-013

31-34-201-019 (a portion of)

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

Jay Johnson, Manager of Concourse Residential Group, LLC, being duly sworn on oath, states that
_____ resides at 350 W Erie, Chicago IL 60610. That the
attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. 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 streets or easement of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. 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.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. 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 streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

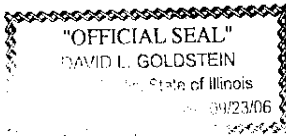
Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Lakeside Residential Group, LLC by Jay Johnson - Manager

SUBSCRIBED and SWORN to before me

this 4 day of June, 2003.

Notary Public



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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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 June 4, 20 03

Signature: _____

[Handwritten Signature]

Grantor or Agent

Subscribed and sworn to before me by the said Agent this 4 day of June

20 03

Notary Public _____

[Handwritten Signature]

Notary Public



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 June 4, 20 03

Signature: _____

[Handwritten Signature]

Grantee or Agent

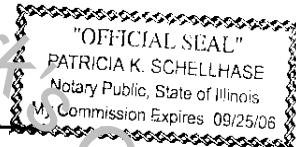
Subscribed and sworn to before me by the said Agent this 4 day of June

20 03

Notary Public _____

[Handwritten Signature]

Notary Public



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.)