UNOFFICIAL COPY WARRANTY DEED

Statutory (Illinois) (Corporation to Individual)				
MAIL TO:				
RECORDER'S BOX 454	Doc#: 0400947123			
TO\$18811 (9/4) V.	Cook County Dear Fee: \$30.00			
NAME & ADDRESS OF TAXPAYER:	Date: 01/09/2004 10:36 AM Pg: 1 of 4			
Alba Templin, Trustee				
8162 Brookside Court				
Palos Park, IL 60464	RECORDER 3 3 2 2 2 1 P			
THE GRANTOR PARTS COL	MPANY OF AMERICA, INC.	6		
to transact business in the Stree of Illinois for and other good and valuable considerations in Directors CONVEYS AND WARRANTS to ALBA T	virtue of the laws of the State of <u>Illinois</u> ar and in consideration of <u>Ten and no/100</u> hand paid, and pursuant to authority given by the B of said corporation, TEMPLIN, Trustee of the ALBA TEMPLIA	DOLLARS Board of		
AGREEMENT dated February 3, 1)_			
8162 Brookside Court, Palos I Grantee's Address	City State	Zip		
		•		
all interest in the following described Real Estat Illinois, to wit:	te situated in the County of, in	the State of		
See Exhibit A attached hereto	o and made a part hereof for legal	descriptio		
	C/O/A	·		
Subject to: (1) Real estate (2) Easements, covenants and	taxes for the year 2003 and subserestrictions of record.	quent years		
NOTE: If additional space is re Permanent Real Estate Index Number(s): 32~	equired for legal - attach on separate 8-1/2 x 11 sheet. -19-102-032-0000 and 32-19-102-036	5-0000 /		
Property Address: 1313 Hilltop Av	venue, Chicago Heights, IL 60411			
In Witness Whereof, said Grantor has caused signed to these presents by its 15th day of December, 2003 Name of Corpo	region: OF AMERICA, INC.	ed its name to be Secretary, this		
IMPRESS By	Strind & Janghi	(SEAL)		
CORPORATE SEAL HERE ATTEST:	President David D. Templin	(SEAL)		
NOTE: PLEASE TYPE (Secretary Linda Templin OR FRINT NAME BELOW ALL SIGNATURES	T54,12/94		

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County of COOK				
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NAME AND ADDI	RESS OF PREPARTR	TRANSFER ACT		
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Chicago Heights		Buyer, Seller or Rej	wesemanye	
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** This conveyance ma	ist contain the name and add	tess of the Grantee fo	er tax billing rag	moses at hab. 55
	me and address of the person			
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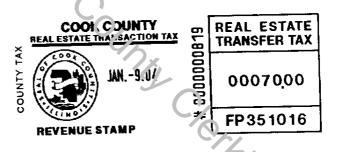
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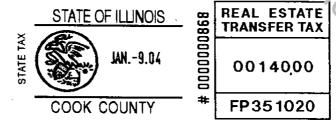
EXHIBIT A

Parcel 1A: The West 193.19 feet of the North 112 feet of the South 636.80 feet (excepting therefrom that part thereof heretofore dedicated for public street and known as Hilltop Avenue in the City of Chicago Heights, Illinois) of the Southeast ¼ of the Northwest ¼ of Section 19, Township 35 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 1B: The East 45 feet of the West 238.19 feet of the North 112 feet of the South 636.80 feet of the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 35 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: The West 312 feet of the North 112 feet of the South 636.80 feet (excepting therefrom the West 238.19 feet thereof) of that part of the Southeast ¼ of the Northwest ¼ of Section 19, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.





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AFFIDAVIT OF METES AND BOUNDS

STA	TE OF ILLINOIS)		
COU	INTY OF COOL) SS ()	/	
Da	avid D. Tem	plin	, beir	ing duly sworn on oath, states that affiant resides
at	530 West	172nd	Street, Sout	th Holland, IL 60473
	the attached dee			n 1 of the Plat Act (765 ILCS 205/1) for one of the following
1.	The division o	r subdivis	sion of land into parce	cels or tracts of 5.0 acres or more in size which does not

- involve any new streets or easements of access.
- 2. The division or lots or blocks of less than one (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 parce's of 'and or interests therein for use as 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 convavances.
- 8. The sale or exchange of parcels or tracts of land following the division into no more than two (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 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exception 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.) This conveyance is of land described in the same manner as title was taken by grantor(s).

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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

SUBSCRIBED and SWORN to before me this 15thday of

December _ 2003.

David D.

l D. Templ

OFFICIAL SEAL JOSEPH R PEROZZI

NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES:08/28/05