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COOK COUNTY, ILLINOIS
FILED FOR RECORD

94 DEC -1 PM 2:44

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WARRANTY DEED

The grantor -- MJM PARTNERS, an Illinois general partnership, by its three (3) general partners IRVIN M. JOHNSON, DOUGLAS McDOWELL and PRESTON MONTGOMERY -- for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to the grantee, GERMINIO JAMES BLANDI of Chicago, Illinois, the real estate located in Cook County, Illinois and described in Exhibit "A", attached hereto and made a part hereof.

The grantor and its general partners hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. THIS IS NOT HOMESTEAD PROPERTY.

Dated this 15th day of November, 1994.

MJM PARTNERS, an Illinois general partnership, by its three (3) general partners:

[Signature]
IRVIN M. JOHNSON

[Signature]
DOUGLAS McDOWELL

[Signature]
PRESTON MONTGOMERY

State of ARIZONA, County of MARICOPA, ss: I, the undersigned, a Notary Public in and for said State and County, do hereby certify that IRVIN M. JOHNSON personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, 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 15th day of November, 1994.

[Signature]
Notary Public

Prepared by Bradley K. Sullivan, 36 S. State, Chicago, IL.

Return document to:

MANNY M. LAPIDOS
ATTORNEY AT LAW
5301 DEMPSTER
SKOKIE, IL 60077

I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT FROM TAXATION UNDER THE CHICAGO TRANSACTION TAX ORDINANCE BY PARAGRAPH (S) OF SECTION 200.1-286 OF SAID ORDINANCE.

Section 4.
Exempt under provisions of Paragraph 4.
Rea. State Transfer Tax Act

Buyer, Seller or Representative
04011699
66911040

11/21/94
Date

BOX 333-CTI

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STREET ADDRESS: 1335 W. HOWARD AVENUE 0-401139

CITY: CHICAGO COUNTY: COOK

TAX NUMBER: 11-29-303-022-0000

LEGAL DESCRIPTION: (11-29-303-022-0000)

PARCEL 1:

BEGINNING AT A POINT ON THE NORTH LINE OF LOT 16 IN THE SUBDIVISION OF LOTS 1, 2, 3, AND 4 OF BLOCK 5 IN BIRCHWOOD BEACH IN FRACTIONAL SECTION 29, SOUTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, 59.13 FEET WEST OF THE NORTHEASTERLY CORNER OF SAID LOT 16; THENCE WEST ALONG SAID NORTH LINE OF SAID LOT 16, A DISTANCE OF 22.22 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL TO WESTERLY LINE OF NORTH EASTLAKE AVENUE SAID WESTERLY LINE BEING THE EASTERLY LINE OF LOTS 15 AND 16 IN SAID SUBDIVISION, A DISTANCE OF 14.35 FEET; THENCE WEST AT RIGHT ANGLES TO LAST DESCRIBED COURSE A DISTANCE OF 1 FOOT; THENCE SOUTHERLY ALONG A LINE PARALLEL TO SAID WESTERLY LINE OF NORTH EASTLAKE AVENUE, A DISTANCE OF 46.68 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF LOT 15; THENCE EAST ALONG SAID LINE A DISTANCE OF 22.22 FEET; THENCE NORTHERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF NORTH EASTLAKE AVENUE, A DISTANCE OF 46.68 FEET; THENCE EASTERLY AT RIGHT ANGLES TO LAST DESCRIBED COURSE, A DISTANCE OF 1 FOOT; THENCE NORTHERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF NORTH EASTLAKE AVENUE, A DISTANCE OF 14.35 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO

PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 ABOVE DESCRIBED OVER PREMISES LEGALLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF LOT 15, WITH THE EASTERLY LINE OF LOT 15, SAID LOT 15 BEING LOT 15 IN THE SUBDIVISION OF LOTS 1, 2, 3, AND 4, IN BLOCK 5 IN BIRCHWOOD BEACH IN FRACTIONAL SECTION 29, SOUTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF SAID LOT 15 A DISTANCE OF 4.58 FEET; THENCE WEST ALONG A LINE PARALLEL TO SAID SOUTH LINE OF THE NORTH 1/2 OF LOT 15 A DISTANCE OF 125.84 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL TO SAID EASTERLY LINE OF SAID LOT 15, A DISTANCE OF 4.58 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF LOT 15; THENCE EAST ALONG A LINE PARALLEL TO SAID EASTERLY LINE OF SAID LOT 15, A DISTANCE OF 4.58 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF LOT 15; THENCE EAST ALONG SAID LINE A DISTANCE OF 125.84 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART THEREOF FALLING WITHIN PARCEL 1 THEREOF;

AND AN EASEMENT FOR INGRESS AND EGRESS OVER THE PREMISES LEGALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF LOT 15 AND THE WESTERLY LINE OF SAID LOT 15 IN THE SUBDIVISION OF LOTS 1, 2, 3, AND 4 OF BLOCK 5 IN BIRCHWOOD BEACH IN FRACTIONAL SECTION 29, SOUTH OF THE INDIAN BOUNDARY LINE OF TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE EAST 24.16 FEET ALONG SAID SOUTH LINE OF THE NORTH 1/2 OF SAID LOT 15; THENCE NORTHERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF LOT 15, A DISTANCE OF 7.41 FEET; THENCE WESTERLY AT RIGHT ANGLES TO LAST DESCRIBED COURSE, A DISTANCE OF 23.66 FEET TO THE WESTERLY LINE OF SAID LOT 15, A DISTANCE OF 2.83 FEET TO THE POINT OF BEGINNING;

AS SET FORTH IN THE DECLARATION RECORDED ON DECEMBER 31, 1952 AS DOCUMENT NUMBER 15505540 AS MODIFIED BY INSTRUMENT RECORDED ON DECEMBER 31, 1952, AS DOCUMENT NUMBER 15516447, TO BE USED IN COMMON WITH THE OWNERS AND OCCUPANTS OF ALL THE PARCELS OF THE REAL ESTATE DESCRIBED IN SAID DOCUMENT NUMBER 15505540, AS GRANTED IN DEED FROM LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 10, 1952, KNOWN AS TRUST NUMBER 14031, TO JOSEPH KANDELMAN AND ANNE KANDELMAN, DATED MARCH 26, 1943 AND RECORDED

LEGAL

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APRIL 6, 1953 AS DOCUMENT NUMBER 15584370, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

BEGINNING AT A POINT ON THE EASTERLY LINE OF ALLEY FIRST WESTERLY OF NORTH EASTLAKE AVENUE, A DISTANCE OF 27.96 FEET SOUTHERLY OF THE NORTHWESTERLY CORNER OF LOT 16 IN THE SUBDIVISION OF LOTS 1, 2, 3, AND 4 OF BLOCK 5 IN BIRCHWOOD BEACH IN FRACTIONAL SECTION 29, SOUTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EASTERLY LINE OF ALLEY BEING THE WESTERLY LINE OF LOTS 15 AND 16 IN SAID SUBDIVISION; THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF ALLEY, A DISTANCE OF 9.61 FEET; THENCE EASTERLY AT RIGHT ANGLES TO LAST DESCRIBED COURSE, A DISTANCE OF 22.85 FEET; THENCE NORTHERLY ALONG A LINE PARALLEL TO THE SAID EASTERLY LINE OF ALLEY, A DISTANCE OF 9.61 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 22.85 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO

PARCEL 4:

AN EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 ABOVE DESCRIBED OVER PREMISES LEGALLY DESCRIBED AS FOLLOWS::

BEGINNING AT A POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF LOT 15, WITH THE EASTERLY LINE OF LOT 15, SAID LOT 15 BEING LOT 15 IN THE SUBDIVISION OF LOTS 1, 2, 3, AND 4, IN BLOCK 5 IN BIRCHWOOD BEACH IN FRACTIONAL SECTION 29, SOUTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF SAID LOT 15 A DISTANCE OF 4.58 FEET; THENCE WEST ALONG A LINE PARALLEL TO SAID SOUTH LINE OF THE NORTH 1/2 OF LOT 15 A DISTANCE OF 125.84 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL TO SAID EASTERLY LINE OF SAID LOT 15, A DISTANCE OF 4.58 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF LOT 15; THENCE EAST ALONG A LINE PARALLEL TO SAID EASTERLY LINE OF SAID LOT 15, A DISTANCE OF 4.58 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF LOT 15; THENCE EAST ALONG SAID LINE A DISTANCE OF 125.84 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART THEREOF FALLING WITHIN PARCEL 1 THEREOF;

AND AN EASEMENT FOR INGRESS AND EGRESS OVER THE PREMISES LEGALLY DESCRIBED AS FOLLOWS::

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF LOT 15 AND THE WESTERLY LINE OF SAID LOT 15 IN THE SUBDIVISION OF LOTS 1, 2, 3, AND 4 OF BLOCK 5 IN BIRCHWOOD BEACH IN FRACTIONAL SECTION 29, SOUTH OF THE INDIAN BOUNDARY LINE OF TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE EAST 24.16 FEET ALONG SAID SOUTH LINE OF THE NORTH 1/2 OF SAID LOT 15; THENCE NORTHERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF LOT 15, A DISTANCE OF 7.41 FEET; THENCE WESTERLY AT RIGHT ANGLES TO LAST DESCRIBED COURSE, A DISTANCE OF 23.66 FEET TO THE WESTERLY LINE OF SAID LOT 15, A DISTANCE OF 2.53 FEET TO THE POINT OF BEGINNING;

AS SET FORTH IN THE DECLARATION RECORDED ON DECEMBER 31, 1952 AS DOCUMENT NUMBER 15505540 AS MODIFIED BY INSTRUMENT RECORDED ON DECEMBER 31, 1952, AS DOCUMENT NUMBER 15516447, TO BE USED IN COMMON WITH THE OWNERS AND OCCUPANTS OF ALL THE PARCELS OF THE REAL ESTATE DESCRIBED IN SAID DOCUMENT NUMBER 15505540, AS GRANTED IN DEED FROM LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 10, 1952, KNOWN AS TRUST NUMBER 14031, TO JOSEPH KANDELMAN AND ANNE KANDELMAN, DATED MARCH 26, 1943 AND RECORDED APRIL 6, 1953 AS DOCUMENT NUMBER 15584370, ALL IN COOK COUNTY, ILLINOIS.

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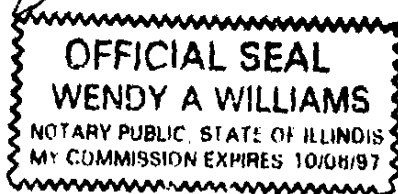
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the 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 title to real estate under the laws of the State of Illinois.

Dated 11-30, 19 94 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said 1 this 30 day of Nov, 19 94.

Notary Public [Signature]

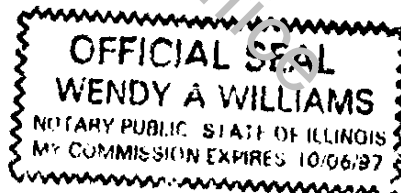


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 11-30, 19 94 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said 30 day of Nov, 19 94.

Notary Public [Signature]



04011699

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 ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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