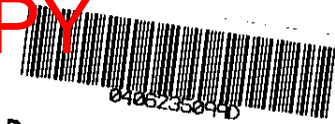


C.T.I./CY  
NW 6/23/04  
CS 24005507 ml  
**UNOFFICIAL COPY**



Doc#: 0406235099  
Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 03/02/2004 08:34 AM Pg: 1 of 5

**WARRANTY DEED Statutory (IL)**

**THE GRANTOR, DANIEL B. NELSEN, JR.**, married to Edna D. Nelsen, and **NELSEN FAMILY PROPERTIES, LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Delaware, for and in consideration of the sum of TEN & 00/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to the authority of the Manager of said limited liability company, CONVEY and WARRANT to

(The Above Space For Recorder's Use Only)

**NATIONAL BANK OF COMMERCE AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 12, 1999, AND KNOWN AS TRUST NO. 9923**, 5500 St. Charles Road, Berkeley, IL 60163, **GRANTEE**, the Real Estate as described on Exhibit "A" attached hereto and made a part hereof, in the County of Cook, in the State of Illinois.

SUBJECT TO: See Exhibit "A" attached hereto and made a part hereof.

This stamp processed pursuant to Section 7-10B-4 A (2) of the Franklin Park Village Code governing review of documents. *2-3-04 BE*

Permanent Real Estate Index Number(s): 12-27-111-032, 039, 043, 044, 045, 046 and 12-27-128-007

Address(es) of Real Estate: 9328-30 Franklin Avenue, Franklin Park, IL 60131

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Manger, this 6th day of February, 2004.

DANIEL B. NELSEN, JR.

**NELSEN FAMILY PROPERTIES, LLC**, a Delaware limited liability company  
By:   
DANIEL B. NELSEN, JR., Manager

MAIL TO:  
George Pappas  
221 N. LaSalle Street, Suite 2100  
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:  
ED HORNPOSTEL  
9500 FRANKLIN AVE  
FRANKLIN PARK, IL  
60131

COOK CO. NO. 018  
3 2 5 9 0 2

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
FEB 26 '04 DEPT. OF REVENUE 377.00

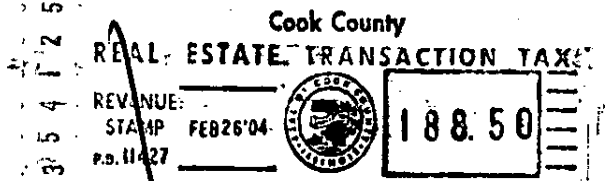
**BOX 333-CT**

*SKG*

# UNOFFICIAL COPY

**THIS IS NOT HOMESTEAD PROPERTY FOR EDNA D. NELSEN**

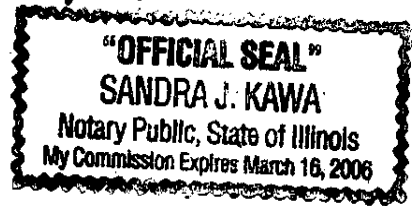
STATE OF ILLINOIS )  
 ) S.S.  
COUNTY OF COOK )



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **DANIEL B. NELSEN, JR.**, married Edna D. Nelsen, 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 acknowledged that he signed, sealed and delivered the 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 official seal, this 6th day of February, 2004.

*Sandra J. Kawa*  
Notary Public

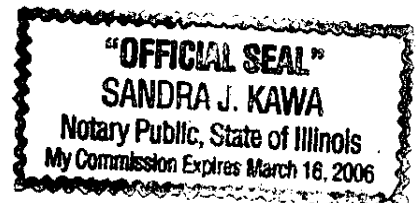


STATE OF ILLINOIS )  
 ) S.S.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **DANIEL B. NELSEN, JR.**, personally known to me to be the Manager of said 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 limited liability company seal of said limited liability company to be affixed thereto, pursuant to authority given by the Manager of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 6th day of February, 2004.

*Sandra J. Kawa*  
Notary Public



THIS INSTRUMENT WAS PREPARED BY:  
THOMAS P. RUSSIAN  
GOLDSTINE, SKRODZKI, RUSSIAN, NEMEC AND HOFF, LTD.  
835 McClintock Drive  
Second Floor  
Burr Ridge, IL 60527

(630) 655-6000

## UNOFFICIAL COPY

## EXHIBIT "A"

## PARCEL 1:

THAT PART OF THE EAST 26.75 CHAINS OF FRACTIONAL SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, COMMENCING AT A POINT OF THE NORTHERLY BOUNDARY OF LINE OF WEEKS' SUBDIVISION OF PART OF LOTS 1, 2, 3, 4, 10 AND 11 IN RIVER PARK, 55.09 FEET EAST OF ITS INTERSECTION WITH THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST ALONG SAID NORTH LINE TO A POINT 50 FEET WEST OF ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND WISCONSIN RAILROAD; THENCE NORTHWESTERLY TO A POINT ON THE SOUTHERLY LINE OF THE CHICAGO AND PACIFIC RAILROAD 175 FEET NORTHWESTERLY OF ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND WISCONSIN RAILROAD; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND PACIFIC RAILROAD TO ITS INTERSECTION WITH THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER TO A POINT 23.56 FEET NORTH OF ITS INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF WEEKS' SUBDIVISION AFORESAID; THENCE SOUTHEASTERLY TO THE PLACE OF BEGINNING, EXCEPT THAT PART OF THE ABOVE DESCRIBED TRACT OF LAND WHICH IS DESCRIBED AS FOLLOWS: THAT PART OF THE EAST 26.75 CHAINS OF FRACTIONAL SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, COMMENCING AT A POINT AS THE NORTHERLY BOUNDARY LINE OF WEEKS' SUBDIVISION OF PART OF LOTS 1, 2, 3, 4, 10 AND 11 IN RIVER PARK, 55.09 FEET EAST OF ITS INTERSECTION WITH THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27 AFORESAID; THENCE EAST ALONG SAID NORTH LINE ALONG SAID NORTHERLY BOUNDARY LINE OF WEEKS' SUBDIVISION 75.5 FEET; THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE SAID WEST LINE OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 27 AFORESAID TO ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE CHICAGO AND PACIFIC RAILROAD; THENCE NORTHWESTERLY ALONG THE SAID SOUTHWEST LINE OF THE CHICAGO AND PACIFIC RAILROAD TO ITS INTERSECTION WITH THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27 AFORESAID; THENCE SOUTH ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27 AFORESAID TO A POINT 23.56 FEET NORTH OF ITS INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF WEEKS' SUBDIVISION AFORESAID; THENCE ALONG A STRAIGHT LINE IN A SOUTHEASTERLY DIRECTION TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: PREBEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF THE CHICAGO AND PACIFIC RAILROAD AND THE INTERSECTION WITH A LINE 130.59 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 65 DEGREES 37 MINUTES 37 SECONDS EAST (ASSUMED) ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 185.77 FEET; THENCE SOUTH 44 DEGREES 37 MINUTES 49 SECONDS EAST, A DISTANCE OF 170.95 FEET TO THE NORTH LINE OF LEYDEN BUILDER RESUBDIVISION OF PART OF LOT "Y" AND THE WEST 1/2 OF VACATED LOMBARD AVENUE LYING WEST OF ADJOINING SAID LOT "Y" OF WEEKS AND FRANKLIN SUBDIVISION RECORDED AUGUST 25, 1961 AS DOCUMENT 18258411; THENCE NORTH 88 DEGREES 52 MINUTES 52 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 61.32 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 689.40 FEET AND A CENTRAL ANGLE OF 19 DEGREES 11 MINUTES 53 SECONDS; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS NORTH 39 DEGREES 58 MINUTES 14 SECONDS WEST, A DISTANCE OF 231.00

# UNOFFICIAL COPY

FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 49 DEGREES 34 MINUTES 11 SECONDS WEST, A DISTANCE OF 229.92 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 63 DEGREES 34 MINUTES 47 SECONDS WEST, A DISTANCE OF 59.58 FEET TO A POINT ON SAID PARALLEL LINE; THENCE NORTH 00 DEGREES 58 MINUTES 20 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 21.51 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

LOT "V" (EXCEPT THE WEST 75.50 FEET AS MEASURED ALONG THE NORTH LINE THEREOF) IN WEEKS' AND FRANKLIN'S SUBDIVISION OF PART OF RIVER PARK IN THE NORTH HALF OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED AUGUST 28, 1894 AS DOCUMENT 2093730, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

ALL THAT PART OF LOT "W" LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF FRANKLIN AVENUE AS SHOWN ON PLAT OF DEDICATION RECORDED AS DOCUMENT 12249206, WHICH LIES EAST OF THE EAST LINE OF THE WEST 75.50 FEET (AS MEASURED ALONG THE NORTH LINE) OF SAID LOT "V" EXTENDED SOUTH OF WEEKS' AND FRANKLIN'S SUBDIVISION AFORESAID.

**PARCEL 4:**

THAT PART OF THE WEST 1/2 OF VACATED LOMBARD AVENUE LYING EAST OF AND ADJOINING PARCELS 2 AND 3 AND LYING NORTH OF THE NORTHERLY LINE OF FRANKLIN AVENUE AFORESAID.

**PARCEL 5:**

THE WEST 25 FEET OF LOT 5 IN LAYDEN BUILDERS RESUBDIVISION OF PART OF LOT "Y" AND THE EAST 1/2 OF VACATED LOMBARD AVENUE LYING WEST OF AND ADJOINING LOT "Y" OF WEEKS' AND FRANKLIN'S SUBDIVISION OF PART OF RIVER PARK, IN SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 25, 1961 AS DOCUMENT 18258411, IN COOK COUNTY, ILLINOIS.

**PARCEL 6:**

THE EAST HALF (EXCEPT THE EAST 8 FEET OF THE EAST HALF) OF VACATED LOMBARD AVENUE LYING WEST OF AND ADJOINING LOT "X" IN BLOCK 10 IN WEEKS' AND FRANKLIN'S SUBDIVISION OF BLOCKS 1 TO 4 INCLUSIVE, 10 AND 11 OF RIVER PARK ACCORDING TO PLAT RECORDED AUGUST 28, 1894 IN BOOK 63 OF PLATS, PAGE 33 AS DOCUMENT 2093730 IN SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**PARCEL 7:**

LOT "X" AND THE EAST 8 FEET OF THE EAST HALF OF VACATED LOMBARD AVENUE LYING WEST OF AND ADJOINING SAID LOT "X" IN BLOCK 10 IN WEEKS' AND FRANKLIN'S SUBDIVISION OF PART OF BLOCKS 1 TO 4 INCLUSIVE, 10 AND 11 OF RIVER PARK, ACCORDING TO PLAT RECORDED AUGUST 28, 1894 IN BOOK 63 OF PLATS, PAGE 33 AS DOCUMENT 2093730 IN SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 8:**

THE WEST 8 FEET OF LOT 4 AND LOT 5 (EXCEPT THE WEST 25 FEET THEREOF) IN LAYDEN BUILDERS RESUBDIVISION OF PART OF LOT "Y" AND THE EAST HALF OF VACATED LOMBARD AVENUE LYING WEST OF AND ADJOINING SAID LOT "Y" OF WEEKS' AND FRANKLIN'S SUBDIVISION OF PART OF RIVER PARK IN SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 25, 1961 AS DOCUMENT 18258411, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 12-27-111-032, 039, 043, 044, 045 and 046;  
12-27-128-007

Commonly known as 9328-9330 South Franklin Avenue, Franklin Park, IL 60131

**UNOFFICIAL COPY****AFFIDAVIT - METES AND BOUNDS**

STATE OF ILLINOIS )  
 ) S.S.  
 COUNTY OF COOK )

DOCUMENT NO.

Daniel B. Nelsen, Jr., being duly sworn on oath, states that he  
 resides at 12 Back Bay Road, South Barrington, IL 60010.  
 That the attached deed is not in violation of Section 765 ILCS 205/1 for one of  
 the following reasons:

1. The division or subdivision of land into parcels or tracts of 2.5 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 or parcels of land or interests therein for use as right of way for railroad or other public utility facilities, 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. Conveyance made to correct description in prior conveyances.
8. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act (7/17/59) into no more than 2 parts and not involving any new streets or easements of access.
9. The sale of a single lot of less than 2.5 acres from a larger tract when a survey is made by a registered 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 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. Amended by P.A. 80-318, 1 eff. Oct. 1, 1977.
10. The 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 he makes this affidavit for the purpose of inducing the Recorder of Deeds of Will County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME  
 this 6th day of February, 204.

Sandra J. Kawa  
 Notary Public

Daniel B. Nelsen, Jr.  
 DANIEL B. NELSEN, JR.

