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Doc#: 0416842032
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 08/16/2004 08:16 AM Pg: 1 of 4

WARRANTY DEED

MAIL TO:
Robert Gold, Esq.
20 North Wacker Drive
27th Floor
Chicago, Illinois 60606

NAME & ADDRESS OF TAXPAYER:
KSD Properties, Inc.
910 Skokie Blvd., Suite 112
Skokie, Illinois

The Grantor, **Pudvan Family Ltd. Partnership, an Illinois Limited Partnership**, for and in consideration of Ten (\$10.00) Dollars, in hand paid, and pursuant to authority given by the General Partners of said Limited Partnership, CONVEYS and WARRANTS to **KSD Properties, Inc.**, a corporation organized and existing under and by virtue of the laws of the State of Delaware, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO AS EXHIBIT "A"

Permanent Index Number: 04-15-100-034-0000
04-15-100-035-0000
04-15-100-041-0000
04-15-100-044-0000

Common Address: 1935 Shermer Road, Northbrook, Illinois 60062 -and-
1955 Shermer Road, Northbrook, Illinois 60062

DATED this 9th day of June, 2004.

PUDVAN FAMILY LTD. PARTNERSHIP,
an Illinois Limited Partnership

By: Albert R. Pudvan
Albert R. Pudvan, Manager of
SHREWD INVESTMENTS, LLC, an
Illinois Limited Liability Company,
its General Partner

Box 400-CTCC

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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 Albert R. Pudvan, Manager of Shrewd Investments, LLC, an Illinois Limited Liability Company, the General Partner of PUDVAN FAMILY LTD. PARTNERSHIP, an Illinois Limited Partnership, 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.

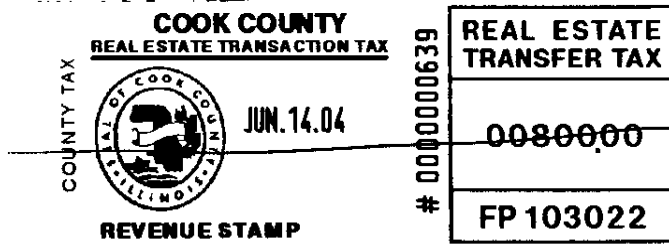
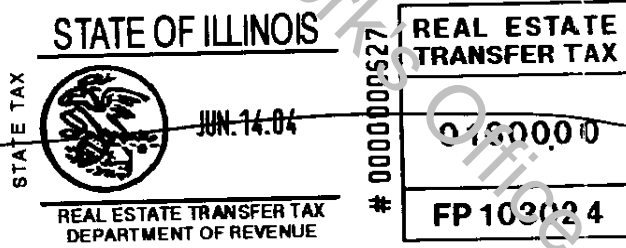
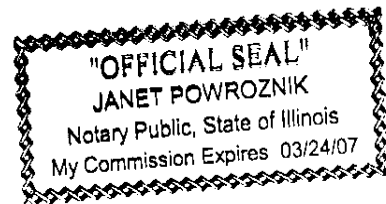
GIVEN under my hand and seal, this 9th day of June, 2004.

Commission expires: 3-24, 2007.

Janet Powroznik
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:

Philip L. Mandell
Pitler and Mandell
39 South LaSalle St., Suite 1220
Chicago, Illinois 60603



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EXHIBIT "A"

PARCEL 1:

ALL OF LOT 1 AND ALL OF LOT 2 IN ROSENOW'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL OF LOT 3 (EXCEPTING THEREFROM THAT PART THEREOF FALLING WITHIN THAT PART OF THE NORTHWEST 1/4 OF SECTION 15 DESCRIBED AS FOLLOWS:: COMMENCING AT THE SOUTH WEST CORNER OF LOT 3 OF THE ROSENOW'S SUBDIVISION AS THE POINT OF BEGINNING, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 3 TO THE NORTH WEST CORNER OF SAID LOT 3; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 3, AS EXTENDED TO THE EAST LINE OF THE WEST 33 FEET OF SAID NORTHWEST 1/4; THENCE NORTH ALONG SAID EAST LINE OF SAID WEST 33 FEET A DISTANCE OF 50 FEET; THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 142 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF THE WEST 33 FEET OF SAID SECTION 15 TO A POINT ON THE SOUTH LINE OF SAID LOT 3; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 3 TO THE POINT OF BEGINNING) IN ROSENOW'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JUNE 13, 1962 AS DOCUMENT NUMBER 2038368 IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE NORTH 171.32 FEET OF THE SOUTH 311.32 FEET OF THE EAST 200 FEET OF THE WEST 233 FEET OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING FROM SAID DESCRIBED PARCEL OF LAND THAT PART THEREOF FALLING WITHIN A TRACT OF LAND BOUNDED AND DESCRIBED AS FOLLOWS:: COMMENCING AT THE SOUTH WEST CORNER OF LOT 3 OF THE ROSENOW'S SUBDIVISION AS THE POINT OF BEGINNING; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 3 TO THE NORTH WEST CORNER OF SAID LOT 3; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 3, AS EXTENDED, TO THE EAST LINE OF THE WEST 33 FEET OF SAID NORTHWEST 1/4; THENCE NORTH ALONG SAID EAST LINE OF SAID WEST 33 FEET A DISTANCE OF 171.32 FEET; THENCE EAST ALONG THE NORTH LINE OF THE SOUTH 311.32 FEET OF SAID NORTHWEST 1/4 17.00 FEET TO THE EAST LINE OF THE WEST 50.00 FEET OF SAID NORTHWEST 1/4; THENCE SOUTH ALONG SAID EAST LINE OF SAID WEST 50.00 FEET A DISTANCE OF 121.32 FEET; THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 125.00 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF THE WEST 33 FEET OF SAID SECTION 15 TO A POINT ON THE SOUTH LINE OF SAID LOT 3; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 3 TO THE POINT OF BEGINNING) AND EXCEPT THE WEST 17 FEET THEREOF CONVEYED TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY DEED FILED MARCH 9, 1987 AS DOCUMENT LR3597493; IN COOK COUNTY, ILLINOIS.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

Arthur L. Manning, being duly sworn on oath, states that
resides at 3556 Arde. 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.

SUBSCRIBED and SWORN to before me

this 9th day of June, 2004.

Linda Tyrrell
Notary Public

Arthur L. Manning
Arthur L. Manning
Arthur L. Manning
Arthur L. Manning
Arthur L. Manning

