

# UNOFFICIAL COPY



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546538 Titor

Chicago Title Insurance Company  
**WARRANTY DEED  
ILLINOIS STATUTORY**



Doc#: 0423135084  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 06/18/2004 09:44 AM Pg: 1 of 4

Property of Cook County Clerk's Office

THE GRANTOR, **KOLMAR GOLDSTEIN FAMILY LIMITED PARTNERSHIP**, of the City of Highland Park, County of Lake, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS** and **WARRANTS** to **R. FISHER PROPERTIES, LLC** of 1001 Chicago Ave., Evanston, Illinois 60202 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

AIN

See Exhibit A  
Legal Description attached hereto and made a part hereof.

**SUBJECT TO:** covenants, conditions and restrictions of record which do not impair the use of the property as a new and used motor vehicle sales, service or storage facility or the marketability of title to the property; public and utility easements which do not impair the use of the property as a new and used motor vehicle sales, service and storage facility and which do not impair the marketability of title to the property; roads and highways; general taxes not yet due and payable and for subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Numbers: 10-23-406-027-0000  
10-23-406-035-0000  
10-23-406-036-0000  
10-23-406-037-0000

VILLAGE OF SKOKIE, ILLINOIS  
Economic Development Tax  
Skokie Code Chapter 10  
Paid: \$7800  
Skokie Office 06/07/04

Address of Real Estate: 3400 W. Oakton St.,  
Skokie, Illinois

Dated this 18 day of JUNE, 2004

**KOLMAR GOLDSTEIN FAMILY LIMITED PARTNERSHIP**  
**DADDIO MANAGEMENT & INVESTMENT CORPORATION**  
General Partner

By: [Signature]  
**MICHAEL GOLDSTEIN**  
President

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STATE OF ILLINOIS)

) SS

COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MICHAEL GOLDSTEIN, President of Kolmar Goldstein Family Limited Partnership is 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 8<sup>th</sup> day of June, 2004

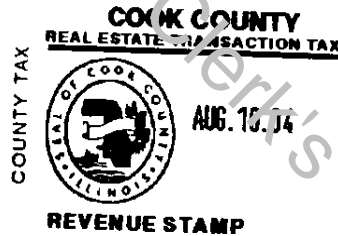


Joanne Glass (Notary Public)

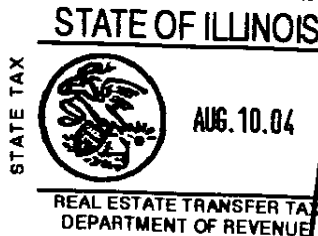
Prepared By: Joel Brosk, Esq. - Brozosky & Brosk, P.C.  
40 Skokie Boulevard Suite 630  
Northbrook, Illinois 60062

Mail To:  
R. Fisher Properties, LLC  
1001 Chicago Ave.  
Evanston, Illinois 60202

Name & Address of Taxpayer:  
R. Fisher Properties, LLC  
1001 Chicago Ave.  
Evanston, Illinois 60202



REAL ESTATE TRANSFER TAX
0130000
FP326707



REAL ESTATE TRANSFER TAX
0260000
FP 102809

# 000021069  
# 000021139

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## LEGAL DESCRIPTION (continued)

THE WEST 18.50 FEET OF THE EAST 37.00 FEET OF THAT PART OF THE WEST 800.00 FEET OF THE EAST 1460.00 FEET AS MEASURED ALONG THE SECTION DIVISION LINES OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 810.48 FEET AND SOUTH OF THE NORTH 275.00 FEET THEREOF AS MEASURED ALONG THE SECTIONAL DIVISION LINES, AND WEST OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID TRACT 668.54 FEET WEST OF THE SOUTHEAST CORNER, AS MEASURED ON SAID TRACT 675.56 FEET WEST OF THE NORTHEAST CORNER, AS MEASURED ON THE NORTH LINE OF SAID TRACT;

ALSO, THAT PART OF THE EAST 18.50 FEET OF THE EAST 37.00 FEET OF THAT PART OF THE WEST 800.00 FEET OF THE EAST 1460.00 FEET AS MEASURED ALONG THE SECTION DIVISION LINES OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 810.48 FEET AND SOUTH OF THE SOUTH 828.99 FEET THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 810.48 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 23 WITH THE EAST LINE OF THE ABOVE DESCRIBED TRACT, SAID POINT OF BEGINNING BEING 687.04 FEET WEST OF THE EAST LINE OF THE WEST 800.00 FEET OF THE EAST 1460.00 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 23; THENCE NORTH ALONG THE EAST LINE OF THE ABOVE DESCRIBED TRACT A DISTANCE OF 18.50 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG A DIRECT STRAIGHT LINE TO THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 810.48 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 23 WITH THE EAST LINE OF THE EAST 18.50 FEET OF THE EAST 37.00 FEET AFORESAID; THENCE WEST ALONG SAID NORTH LINE A DISTANCE OF 18.50 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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## LEGAL DESCRIPTION

PARCEL A (LOCATED AT 3400 OAKTON STREET, THOUGH SOMETIMES TREATED AS PART OF 8100 MC CORMICK BOULEVARD):

THE WEST 300 FEET OF THE EAST 1,310 FEET OF THE NORTH 750.48 FEET OF THE SOUTH 790.48 FEET AS MEASURED ALONG SECTIONAL DIVISION LINES, AND THE WEST 79.18 FEET OF THE EAST 1,089.18 FEET OF THE NORTH 20 FEET OF THE SOUTH 810.48 FEET AS MEASURED ALONG SECTIONAL DIVISION LINES, ALL IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B: OMITTED

PARCEL C:

EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, DATA TRANSMISSION, AND USES REASONABLY INCIDENTAL THERETO, FOR THE BENEFIT OF PARCELS A, AND D AS CREATED BY EASEMENT AGREEMENT MADE BY U. S. ROBOTICS, INC. AND LA SALLE NATIONAL TRUST N. A., AS TRUSTEE UNDER TRUST NUMBER 112405, AND RECORDED MAY 6, 1993 AS DOCUMENT NO. 93-341951 OVER THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE EAST 1,310 FEET 810.48 FEET NORTH, BOTH AS MEASURED ALONG SECTIONAL DIVISION LINES, OF THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 23; THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 1,310 FEET, 32 FEET; THENCE WESTERLY ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 23 AND FORMING AN ANGLE OF 88 DEGREES 25 MINUTES WITH THE PROLONGATION OF THE LAST DESCRIBED LINE, 18.42 FEET TO A POINT OF CURVE; THENCE NORTHERLY ALONG A CURVED LINE CONCAVE NORTHERLY, TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 65 FEET, AN ARC LENGTH OF 67.47 FEET TO THE NORTH LINE OF THE SOUTH 810.48 FEET OF SAID SOUTHEAST 1/4 OF SECTION 23; THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 810.48 FEET, 75.30 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL D:

EASEMENT FOR INGRESS AND EGRESS BY VEHICLES AND PEDESTRIANS AND FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF UNDERGROUND UTILITY AND DATA TRANSMISSION LINES AND OTHER FACILITIES AND IMPROVEMENTS INCIDENTAL THERETO, FOR THE BENEFIT OF PARCELS 2A, 2B AND 2C AS CREATED BY RESERVATION OF EASEMENT RECORDED JULY 13, 1998, AS DOCUMENT NO. 98601874 OVER THE FOLLOWING DESCRIBED LAND: