

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 0429233184
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 10/18/2004 01:03 PM Pg: 1 of 4

8238578 02 eW

THE GRANTOR Mach III Enterprises, LLC., an Illinois limited liability company, whose address is 4116 W. Peterson Avenue, Chicago, Cook County, Illinois for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) in hand paid, convey(s) and warrant(s) to Peterson Investment Group LLC, an Illinois limited liability company whose address is 431 S Dearborn, Chicago, Cook County, Illinois 60605 the real estate situated in the City of Chicago, Cook County, Illinois, legally described in Exhibit A attached hereto

SUBJECT TO: Real estate taxes for 2003 and subsequent years, easements, rights of way, covenants, conditions and restrictions of record; recorded and unrecorded utility easements; agreements and reservations of record.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): See attached.
Address of Real Estate: 4120-4124 W. Peterson Avenue, Chicago, Illinois

Dated this 30th day of September 2004

Mach III, Enterprises, LLC, an Illinois limited liability company.

By [Signature]
Managing Member

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
355709 \$7,500.00
10/13/2004 13:29 Batch 02295 59



Box 400-CTCC

4/2

STATE OF ILLINOIS

STATE TAX

OCT. 15.04

REAL ESTATE TRANSFER TAX

000001416

01000.00

FP 103024

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

COOK COUNTY

COUNTY TAX

REAL ESTATE TRANSACTION TAX

OCT. 15.04

REAL ESTATE TRANSFER TAX

000001441

00500.00

FP 103022

REVENUE STAMP

UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss
COUNTY OF COOK.)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Robert W. Troch, Jr. the Managing member of Mach III, Enterprises, LLC. personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Managing Member appeared before me this day in person and acknowledged to me that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said Mach III, Enterprises, LLC for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 30th day of September 2004.



Michelle E. Crockett
Notary Public

Prepared By:
Paul F. Conarty, Esq.
419 S. Second Street
Geneva, IL 60134

Mail To:
Michael J. Hirschtick, Esq.
6321 N. Avondale
Suite 210
Chicago, IL 60631

Name and Address of Taxpayer:
Peterson Investment Group, LLC
431 S. Dearborn, Chicago, IL 60605

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT A

Parcel 1:

The Northwest 15.66 feet of that part of the Right of Way of the Chicago and North Western Railroad lying easterly of Lots 25 and 26 in Block 20 of Krenn and Dato's Crawford-Peterson Addition to North Edgewater, being a subdivision in the Northeast Fractional Quarter of Section 3, Township 40 North, Range 13, East of the Third Principal Meridian, lying South of the Easterly extension of the North line of Lot 26 aforesaid and lying North of the Easterly extension of the South line of Lot 25 aforesaid in the east $\frac{1}{2}$ of the Northeast fractional quarter of Section 3, Township 40 North, Range 13, in Cook County, Illinois.

Parcel 2:

That part of the right of way of the Chicago and Northwestern Railroad in the East $\frac{1}{2}$ of the Northeast fractional quarter of Section 3, Township 40 North, Range 13, East of the Third Principal Meridian, described as follows: Beginning at the intersection of the Southeasterly line of the Northwest 15.66 feet of said right of way and Easterly extension of the North line of Lot 26 in Block 20 of Krenn and Dato's Crawford-Peterson addition to North Edgewater, being a subdivision in the Northeast fractional quarter of Section 3 aforesaid, thence Southwesterly along said Southeasterly line of Lot 26, 507.0 feet to the Easterly extension of the South line of Lot 25 in Block 20 of Krenn and Dato's Crawford-Peterson Addition to North Edgewater aforesaid; thence Northeasterly in a straight line to a point in the Easterly extension of the North line of Lot 26 aforesaid 6.11 feet Easterly of the point of beginning, thence Westerly 6.11 feet to the point of beginning, in Cook County, Illinois.

Parcel 3:

Lot 23 (except the West 15.58 feet thereof) and Lots 24, 25 and 26 in Block 20 in Krenn and Dato's Crawford-Peterson Addition to North Edgewater, being a subdivision of the Northeast $\frac{1}{4}$ of Section 3, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

12-03-228-047-0000

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12-03-228-022-0000

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

PAUL F. CONARTY, being duly sworn on oath, states that
resides at 419 S. SECOND ST. GENEVA, IL. 60134. 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 _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Paul F. Conarty

SUBSCRIBED and SWORN to before me

this 30th day of Sept. 2004
Michelle E. Crockett
Notary Public

