

UNOFFICIAL COPY

WARRANTY DEED
GENERAL



Doc#: 0505533001
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/24/2005 07:21 AM Pg: 1 of 3

24122415 / 8244035

Property Clerk's Office

THE GRANTORS, **JOHN J. LE BEAU** and **THERESE A. LE BEAU**, as **Joint Tenants**, of the City of Lynwood, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) in hand paid, convey and warrant to **THE HC-CHUNK NATION**, a **federally recognized Indian Tribe**, W9814 Airport Road, Black River Falls, Wisconsin 54615, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF THE GLENWOOD-DYER ROAD MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF SAID GLENWOOD-DYER ROAD AND A LINE 250 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE NORTH ALONG A LINE PARALLEL WITH SAID EAST LINE 460.32 FEET; THENCE NORTH 62 DEGREES 37 MINUTES WEST 112.62 FEET; THENCE SOUTH 458.94 FEET TO THE CENTER LINE OF SAID GLENWOOD-DYER ROAD; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID GLENWOOD-DYER ROAD, 113.19 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

(3)
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SUBJECT TO: *Covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; general taxes for the year 2005 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2005.*

Donade

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): 32-11-404-009

Address of Real Estate: 1502 Glenwood Dyer Road, Lynwood, Illinois 60411

Dated this 17 day of January, 2005.

John J. Le Beau
JOHN J. LE BEAU

Therese A. Le Beau
THERESE A. LE BEAU

BOX 333-CT

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STATE OF ILLINOIS, COUNTY OF Will SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JOHN J. LEONARD THERESA A LEONARD personally known to me to be the person(s) whose name(s) me subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that Th signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

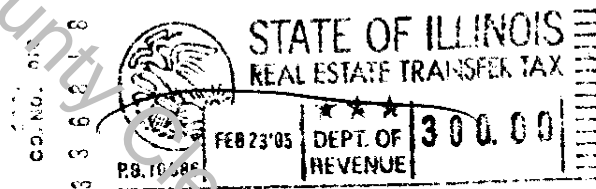
Given under my hand and official seal, this 17 day of Feb, 2005

[Signature] (Notary Public)

Property of Cook County Clerk's Office

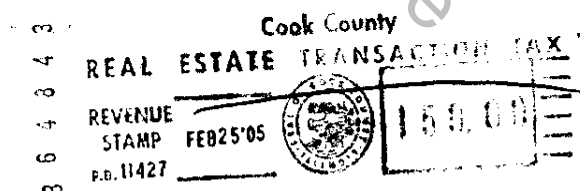
Prepared by and after recording mail to:

Maria Lisa Frano
Mulherin, Rehfeldt & Varchetto, P.C.
211 S. Wheaton Avenue, Suite 200
Wheaton, Illinois 60187



Name and Address of Taxpayer/Address of Property:

The Ho-Chunk Nation
W9814 Airport Road
Black River Falls, Wisconsin 54615



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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

} SS

COUNTY OF COOK

JOHN J. LE BEAU and THERESE A. LE BEAU, being duly sworn on oath, state that they reside at 1502 Glenwood Dyer Road, Lynwood, Illinois. 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 of size which does not involve any new streets or easements of access.
3. The division 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 easements 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 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 they make this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

John J. Le Beau
 JOHN J. LE BEAU

Therese A. Le Beau
 THERESE A. LE BEAU

SUBSCRIBED AND SWORN to before me
this 17 day of Feb, 2005.

[Signature]
 Notary public

