

# UNOFFICIAL COPY

## WARRANTY DEED

THE GRANTOR

**Bluestone Properties, LLC**



Doc#: 0509033180  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 03/31/2005 11:42 AM Pg: 1 of 4

for and in consideration of Ten and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by its authorized representatives,

CONVEYS AND WARRANTS TO

**Kerlow Residential Development, Inc.**

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Parcel A: The Southwesterly 300.00 feet as measured on the Easterly and Westerly lines of a strip of land approximately 50 feet in width, located in the East Half of the Southwest Quarter of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, being in Chicago, Cook County, Illinois as follows: commencing at the Northwest corner of the intersection of Racine Avenue and School Street in Chicago; Thence West along the North line of School Street for a distance of approximately 247 feet to the point of beginning; Thence North 26 degrees 45' East, more or less, for a distance of approximately 530 feet to the West line of Racine Avenue; Thence North along the West line of Racine Avenue for a distance of approximately 109 feet; Thence South 26 degrees 45' West, more or less, for a distance of approximately 654 feet to the North line of School Street; Thence East along the North line of School Street for a distance of approximately 60 feet to the point of beginning, being part of that property conveyed by Mark Skinner and Elizabeth W. Skinner to Chicago and Evanston Railroad Company (grantor's predecessor in interest) by deed dated November 16, 1882 and recorded December 11, 1882 in Book 1276, page 457, (except from said Southwesterly 300 feet that part lying South of the Easterly extension of the South line of Lot 18 in Block 7 in William J Goudy's Subdivision of part of the Southeast Quarter of the Southwest Quarter of said Section 20 and except that part lying East of a line drawn from a point on the Southeasterly line of Lot 18 aforesaid 49.47 feet Southwesterly of the Northeast corner of said Lot, to a point on the Easterly extension of the South line of Lot 18 aforesaid 42.41 feet East of the Southeast corner of said Lot) in Cook County, Illinois.

Commonly Known As: 1221-27 West Henderson  
Chicago, IL 60657

P.I.N.: 14-20-323-039

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 authorized representative.

DATED this 21st day of March, 2005

**BLUESTONE PROPERTIES, LLC**

**Box 400-CTCC**

By: Eugene Moore, Member

MS  
DZ  
8264752

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated March 28, 2005 Signature: *Thomas Moore*  
Grantor or Agent

Subscribed and sworn to before me by the  
said Thomas Moore  
this 28 day of March  
2005

*Amanda B. Quas*  
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated March 28, 2005 Signature: *Thomas Moore*  
Grantee or Agent

Subscribed and sworn to before me by the  
said Thomas Moore  
this 28 day of March  
2005

*Amanda B. Quas*  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK

} SS.

Eric Kenlow, being duly sworn on oath, states that  
resides at 1256 W Wellington Ave Chicago 60657. 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.

Eric Kenlow

SUBSCRIBED and SWORN to before me

this 28 day of March 2005

Amanda B. Quas  
Notary Public

