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QUIT CLAIM DEED

THE GRANTOR,

John Hourihane, not individually, but as court appointed Receiver In Re: The Marriage of Frank Partipilo and Maria Partipilo; Case Nos. 98 D 20652 and 01 CH 6280 (consolidated) of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN Dollars (\$10.00) and other good and valuable consideration, in hand paid, **CONVEY and WARRANT TO MARIA PARTIPILO**, individually, whose address is 1118 Greenwood Avenue, Park Ridge, IL 60068, the following Real Estate situated in the County of Cook, State of Illinois, to wit:



Doc#: 0511033150
 Eugene "Gene" Moore Fee: \$42.00
 Cook County Recorder of Deeds
 Date: 04/20/2005 11:24 AM Pg: 1 of 10

PLEASE SEE LEGAL DESCRIPTION MARKED EXHIBIT "A"
 ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT ONLY TO:

(a) any and all covenants, conditions, restrictions and easements of record; (b) general taxes for the year 2004 and subsequent years; (c) of tenants under existing leases and tenancies; (d) those matters described on Exhibit "B" attached hereto and made a part hereof; (e) acts of the Purchaser, and (f) matters disclosed on the Survey by John M. Henriksen, dated May 27, 2003.

This instrument is executed by the undersigned Receiver, not personally but solely as Receiver in the exercise of the power and authority conferred upon and vested in him as such Receiver. It is expressly understood and agreed that all of the covenants, undertakings and agreements herein made on the part of the Receiver are undertaken by him solely in its capacity as Receiver and not personally. It is further understood and agreed that the Receiver merely acts as a representative of the Circuit Court of Cook County, and authorized to convey title to the property herein described and has no agents, employees or control over the management of the property and no knowledge of other factual matter except as represented to him by the title holders. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Receiver on account of any covenant, undertaking or agreement of the receiver in this instrument, all such liability being expressly waived by every person now or hereafter claiming any right or security hereunder; and the owner of any indebtedness or cause of action for breach of any covenant, undertaking or agreement accruing hereunder shall look solely to the title holders for the payment thereof.

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

Permanent Index Number (PIN): 09-36-308-008, 09-36-308-010, 09-36-308-016 & 09-36-308-017
 Address(es) of Real Estate: 6645-51 North Oliphant Avenue, Chicago, Illinois 60631

DATED this 12th day of April 2005

 (SEAL)

John Hourihane, not individually, but as court appointed Receiver In Re: The Marriage of Frank Partipilo and Maria Partipilo; Case Nos. 98 D 20652 and 01 CH 6280 (consolidated)

Box 400-CTCC

8/29/05 DEF 1 of 10

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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 **John Hourihane, not individually, but as court appointed Receiver** **In Re: The Marriage of Frank Partipilo and Maria Partipilo**; Case Nos. 98 D 20652 and 01 CH 6280 (consolidated), is personally known to me to be the same person whose name is subscribed e foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of homestead right.

Given under my hand and official seal, this 12 day of April, 2005
Commission expires 6/17/08


NOTARY PUBLIC

This instrument was prepared by: Jeff Horwitz, Deutsch, Levy & Engel, Chartered, 225 W. Washington Street, Suite 1700, Chicago, Illinois 60606.



Send Subsequent Tax Bills to: Maria Partipilo, 1118 Greenwood Avenue, Park Ridge, Illinois 60068

After Recording Return to: John T. Gonnella, Attorney At Law, 5057 North Harlem Avenue, Chicago, IL 60656

STATE TAX

STATE OF ILLINOIS

APR. 19. 05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000002613

REAL ESTATE TRANSFER TAX
00745.00
FP 103024

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

APR. 19. 05

REVENUE STAMP

000000577

REAL ESTATE TRANSFER TAX
00372.50
FP 103022

CITY TAX

CITY OF CHICAGO

APR. 19. 05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

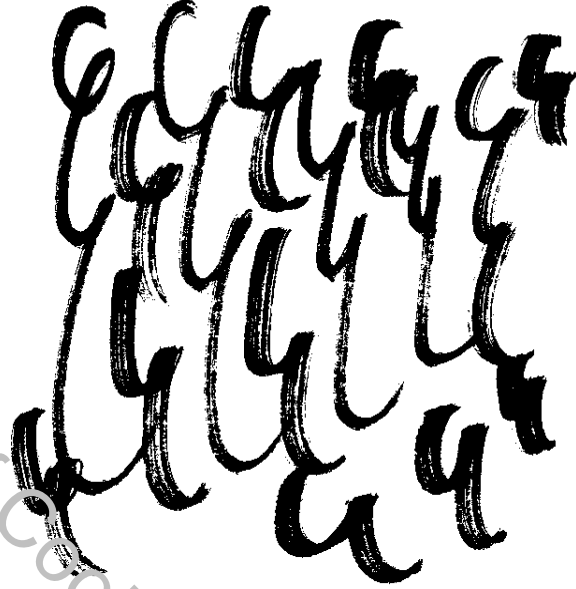
0000001645

REAL ESTATE TRANSFER TAX
05587.50
FP 103023

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Exhibit "A"

(See Attached)



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PARCEL 1:

THE NORTHEASTERLY 2 FEET OF LOT 20 AND ALL OF LOTS 21, 22, 23 AND 24, ALSO THAT PART OF THE 16 FOOT ALLEY LYING SOUTHEASTERLY OF LOTS 23 AND 24 AS VACATED BY PLAT OF VACATION RECORDED AS DOCUMENT 13858231, ALSO LOTS 11 THRU 18 INCLUSIVE (EXCEPT THE SOUTHWESTERLY 100 FEET THEREOF) ALL IN BLOCK 27 IN EDISON PARK, A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS::

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF OLIPHANT AVENUE, DISTANT 106 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE CHICAGO, ST. PAUL AND FOND DU LAC RAILROAD COMPANY (NOW THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY), AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED ACROSS SAID SECTION 36; THENCE SOUTHEASTERLY PARALLEL WITH SAID ORIGINAL MAIN TRACK CENTER LINE A DISTANCE OF 364 FEET, MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY EXTENTION OF THE NORTHWESTERLY FACE OF A METAL ENGINEERING FACILITY BUILDING; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY FACE, EXTENDED, OF SAID BUILDING A DISTANCE OF 23.53 FEET TO THE MOST WESTERLY CORNER OF SAID BUILDING A DISTANCE OF 28.05 FEET TO THE MOST SOUTHERLY CORNER OF SAID BUILDING; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY FACE OF SAID BUILDING A DISTANCE OF 24.03 FEET TO A POINT DISTANT 57.57 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MOST NORTHEASTERLY OF EASTBOUND MAIN TRACT OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, AS SAID MAIN TRACK IS NOW LOCATED, THENCE NORTHWESTERLY PARALLEL WITH SAID LAST DESCRIBED MAIN TRACK CENTER LINE A DISTANCE OF 392.05 FEET, MORE OR LESS, TO A POINT ON THE SOUTHEASTERLY LINE OF OLIPHANT AVENUE; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF OLIPHANT AVENUE A DISTANCE OF 48.43 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ABOVE IS ALSO DESCRIBED AS FOLLOWS::

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 24 IN BLOCK 27 IN EDISON PARK, A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 27 AFORESAID, A DISTANCE OF 363.85 FEET TO A POINT ON THE SOUTHWESTERLY EXTENTION OF THE NORTHWESTERLY FACE OF A METAL ENGINEERING FACILITY BUILDING; THENCE NORTHEASTERLY ALONG THE LAST DESCRIBED LINE

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A DISTANCE OF 23.83 FEET TO THE SOUTHWESTERLY CORNER OF SAID BUILDING; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY FACE OF SAID BUILDING, A DISTANCE OF 28.05 FEET TO THE SOUTHEASTERLY CONER OF SAID BUILDING; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY FACE OF SAID BUILDING, A DISTANCE OF 24.12 FEET TO A POINT DISTANT 57.57 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MOST NORTHEASTERLY OR EAST BOUND MAIN TRACK OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, AS SAID MAIN TRACK IS NOW LOCATED; THENCE NORTHWESTERLY PARALLEL WITH SAID MAIN TRACK CENTER LINE, A DISTANCE OF 390.56 FEET TO THE SOUTHEASTERLY LINE OF OLIPHANT AVENUE; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF OLIPHANT AVENUE, A DISTANCE OF 48.69 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF OLIPHANT AVENUE, DISTANT 106 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE CHICAGO, ST. PAUL AND FOND DU LAC RAILROAD COMPANY (LATER THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY), AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED ACROSS SAID SECTION 36; THENCE SOUTHEASTERLY PARALLEL WITH SAID ORIGINAL MAIN TRACK CENTER LINE A DISTANCE OF 609 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTHWESTERLY PARALLEL WITH SAID ORIGINAL MAIN TRACK CENTER LINE A DISTANCE OF 245.0 FEET TO A POINT ON THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY FACE OF A METAL ENGINEERING FACILITY BUILDING; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY FACE, EXTENDED, OF SAID BUILDING, A DISTANCE OF 23.53 FEET TO THE MOST WESTERLY CORNER OF SAID BUILDING; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY FACE OF SAID BUILDING A DISTANCE OF 28.05 FEET TO THE MOST SOUTHERLY CORNER OF SAID BUILDING; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY FACE OF SAID BUILDING A DISTANCE OF 23.60 FEET TO A POINT DISTANT 58 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MOST NORTHEASTERLY OR EAST-BOUND MAIN TRACK OF THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, AS LOCATED ON APRIL 23, 1979; THENCE SOUTHWESTERLY PARALLEL WITH SAID LAST DESCRIBED MAIN TRACK CENTER LINE A DISTANCE OF 218.16 FEET TO A POINT ON A LINE DRAWN AT RIGHT ANGLES TO SAID ORIGINAL MAIN TRACK CENTER LINE THROUGH THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID LAST DESCRIBED RIGHT ANGLE LINE A DISTANCE OF 48.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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Exhibit "B"

(See Attached)

Purchaser understands and agrees that the Property, its improvements and the Personal Property to be sold and conveyed hereunder is being purchased "as-is" without any representation or warranty of any kind or nature whatsoever. Further, Purchaser hereby releases Seller from any and all loss, costs, damages or expenses relating to condition of the Property, its improvements and/or the Personal Property. Purchaser shall indemnify, defend and hold Seller harmless from and against any loss, costs, damages or expenses arising from the use, occupancy or executory leases after the date of closing.

A large, stylized handwritten signature in black ink, consisting of several loops and flourishes, positioned over the diagonal watermark.

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SCHEDULE B

1. Right of any interested party to have set aside, modified or reversed the judgment or orders entered in case number 98 D 20652 by any direct proceeding.
2. Existing unrecorded leases and all rights thereunder of the Lessees and of any person or party claiming by, through or under the Lessees.
3. Right, title and interest of Frank Partipilo, also known as Frank Partipillo, in and to the following described land "to be used for driveway purposes only" as created by quit claim deed from Chicago and North Western Transportation Company, a Delaware Corporation, to Frank Partipilo dated August 22, 1979, and recorded September 18, 1979, as document 25151133, said tract being described as follows:

That part of the northeast 1/4 of the southwest 1/4, and the northwest 1/4 of the southeast 1/4, of section 36, township 41 north, range 12, east of the third principal meridian, bounded and described as follows: commencing at a point of the southwesterly line of Oliphant Avenue, distant 106 feet southeasterly, measured at right angles, from the center line of the main track of the Chicago St. Paul and found DE LAC Railroad Company (later the Chicago and North Western Transportation company), as said main track center line was originally located and established across said section 36; thence Southeasterly parallel with said original main track center line a distance of 310 feet to the point of beginning of the parcel of land herein described; thence northeasterly at right angles to the last described course a distance of 19 feet; thence northwesterly parallel with said original main track center line a distance of 310, more or less, to a point of the southeasterly line of said Oliphant Avenue; thence northeasterly along said southeasterly line of Oliphant Avenue a distance of 12 feet; thence southeasterly parallel with said original main track center line a distance of 365 feet, more or less, to a point on the northwesterly face of a metal engineering facility building; thence southwesterly along the northwesterly face of said building, and the southeasterly extension thereof, a distance of 31 feet, more or less, to a point distance 106 feet southwesterly, measured at right angles, from said original main track center line, thence northwesterly parallel with said original main track center line a distance of 60 feet, more or less, to the point of beginning.
4. Right excepted and reserved in the Quit Claim Deed from Chicago and North Western Transportation Corporation, a Delaware Corporation, to Frank Partipilo dated December 1, 1986, and recorded January 8, 1987, as document 87012032, unto the grantor, its Lessees, Licensees, Successors and Assigns, said right being to continue to protect, maintain, operate, and use any and all existing drainage, driveways, conduits, sewers, mater mains, gas lines, electric power line, communication lines, wires and other utilities, and easement of any kind whatsoever on said premises, including the repair, re construction and replacement thereof.
5. Provisions contained in the Quit Claim Deed from Chicago and North Western Transportation Corporation, a Delaware Corporation, to Frank Partipilo dated December 1, 1986, and recorded January 9, 1987, as document 97013032, as follows:

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“By the acceptance of this conveyance, Grantee, for himself, his heirs and assigns, hereby agrees:

- (1) to take all steps necessary, at no expense to grantor, to comply with any and all governmental requirements relating to land platting and use.
- (2) and assumes the total expense of erecting and maintaining a six (6) foot high chain-link fence along the track side boundary line of the above described real estate in a manner satisfactory to Grantor’s chief engineer.
- (3) that the following portion of the above described real estate, to wit:

“That part of the above described real estate lying northwesterly of a line parallel with and distant 50 feet southeasterly, measured at right angles, from the southeasterly line of Oliphant Avenue.

Shall be left from all buildings, structures, trees, shrubbery, or other obstructions which will obstruct the view over and across said portion.”

6. Right created by Grant and Quit Claim Deed from Chicago and North Western Transportation Company, a Delaware Corporation, to Joseph E. Romano Enterprises, Inc., an Illinois Corporation, dated April 23, 1979, and recorded May 25, 1979; as document 24976174, to the Grantee, its successors and assigns, in common with Grantor, its successors and assigns, and those whom Grantor may elect, to use for roadway purposes only the following described real estate:

That part of the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4, of Section 36, Township 41 North, Range 12, East of the Third Principal Meridian, bounded and described as follows: beginning at the most westerly corner of the real estate conveyed therein (being parcel 2 herein); thence northwesterly parallel with the original main track center line described therein, a distance of 60 feet, more or less, to a point distance 310 feet southeasterly, measured along said parallel line, from its intersection with the southeasterly line of Oliphant Avenue; thence northeasterly at right angles to the last described course a distance of 19 feet; thence northwesterly parallel with said original main track center line a distance of 310 feet, more or less, to a point on the southeasterly line of said Oliphant Avenue; thence northeasterly along said southeasterly line of Oliphant Avenue a distance of 12 feet; thence southeasterly parallel with said original main track center line a distance of 365 feet, more or less, to a point of the Northwesterly face of said engineering facility building; thence southwesterly along the Northwesterly face of said building and the southwesterly extension thereof, a distance of 31 feet, more or less, to the point of beginning.

7. Right excepted and reserved in the quit claim deed from Chicago and North Western Transportation Company, a Delaware Corporation, to Joseph E. Romano Enterprises, Inc., an Illinois Corporation, dated April 23, 1979, and recorded May 25, 1979, as document 24976174, to the Grantor, its Lessee, Licensees, Successors and Assigns, said right being to maintain, operate and use any and all existing grainage, driveways, roads, conduits, sewer, Water mains, gas lines, Electric power lines, communication lines, wires and other utilities, and easements of any kind whatsoever on said premises, including the repair, reconstruction and replacement thereof.

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8. Exceptions and reservation contained in the Quit Claim Deed from Chicago and North Western Transportation Company, a Delaware Corporation, to Joseph E. Romano Enterprises, Inc., an Illinois Corporation, dated April 23, 1979, and recorded May 25, 1979, as document 24976174, unto the Grantor, its successors and assigns, forever, of the ownership of all coal, oil, gas, casinghead gas, metal, rock, and all minerals of every kind and nature, in, on or under the surface of the real estate therein conveyed, together with the full right, privilege and license at any and all times to enter upon said real estate to explore or drill for, and to protect, conserve, mine, drill, take, remove and market any and all such products in any manner which will not interfere with the use by the Grantee of the surface of the real estate thereby conveyed.
9. Right of way granted in common with others, in, to and over a strip of land extending from Avondale Avenue, in the rear of Lots 19, 20, 21, 22, 23 and 24 and parallel with the northwesterly line of lot 18 aforesaid as shown in deed documents number 276023.
10. Existing leases and tenancies as shown in deed document 3095769 as shown on the memorials of the Correns Certificate No. 1480816.
11. Rights of the municipality, the State of Illinois, the public and adjoining owners in and to vacated alley.
12. Rights of the public and quasi-public utilities, if any, in said vacated alley for maintenance therein of poles, conduits, sewers and other facilities.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

John Hourihane, not individually, but as court appointed Receiver In Re: The Marriage of Frank Partipilo and Maria Partipilo; Case Nos. 98 D 20652 and 01 CH 6280 (consolidated), being duly sworn on oath, states that he resides at 225 W. Washington Street, Ste 1700, Chicago, IL 60606. 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.

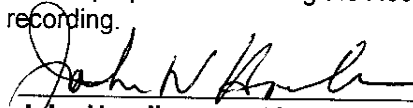
- OR -

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 does not involve any new streets or easements of access.
3. The division of lots or block of less than one acre in any recorded subdivision does not involve any new streets or easements of access.
4. The sale or exchange of parcels or 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 a public use.
8. Conveyance 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.

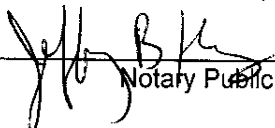
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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.



**John Hourihane, not individually, but as court
has appointed Receiver In Re: The Marriage
of Frank Partipilo and Maria Partipilo; Case
Nos. 98 D 20652 and 01 CH 6280
(consolidated)**

SUBSCRIBED AND SWORN TO
before me this 12 day of April, 2005.



Notary Public

