

UNOFFICIAL COPY



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



Doc#: 0535033183 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/16/2005 02:00 PM Pg: 1 of 5

THE GRANTOR, HICKMAN, WILLIAMS & COMPANY OF KENTUCKY of the City of Oak Brook, County of DuPage, 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 HERMENEGILDO DELGADO and MARIA DOLORES DELGADO, 639 North Ashbury Street, Bolingbrook, Illinois 60440 of the County of Cook, not in Tenancy in Common but in Joint Tenancy, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

**SUBJECT TO:**

Covenants, conditions and restrictions of record, private, public and utility easements and roads and highways.

Permanent Real Estate Index Number(s): 25-34-309-013-0000, 25-34-309-014-0000, 25-34-309-015-0000, 25-34-309-016-000, 25-34-309-017-0000, 25-34-309-018-0000

Addresses of Real Estate: 13513 South Calumet Avenue and 334 East 136th Street, Chicago, Illinois 60827

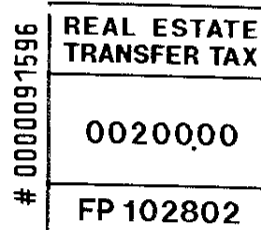
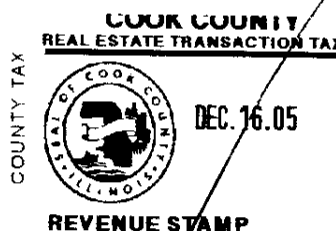
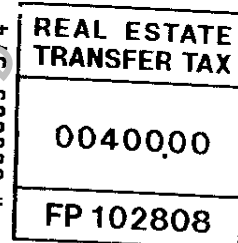
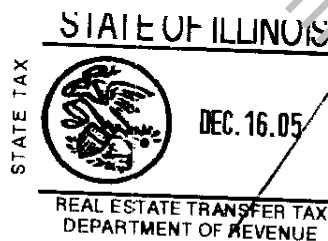
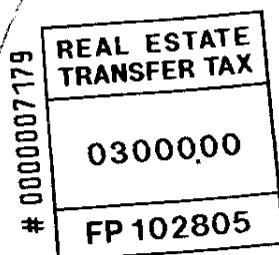
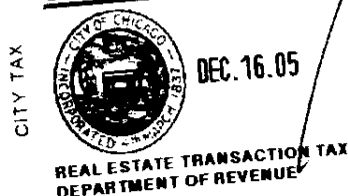
Dated this 16 day of DECEMBER, 2005

HICKMAN, WILLIAMS & COMPANY OF KENTUCKY

By: Paul C. Kjelstrom  
PAUL C. KJELSTROM  
President

Attest: Executive V.P.

CITY OF CHICAGO

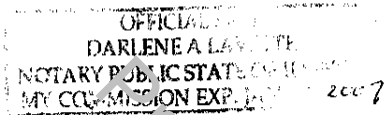


524 384

**UNOFFICIAL COPY**STATE OF ILLINOIS, COUNTY OF Illinois ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Paul C. Kjelstrom, personally known to me to be the same person(s) whose name(s) 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.

Given under my hand and official seal, this 6 day of December, 2005



Darlene A. Lavette (Notary Public)

**Prepared By:** Natalie P. Nimerala  
Flamm & Teibloom, Ltd.  
20 N. Clark Street, Suite 2200  
Chicago, Illinois 60602

**Mail To:**

~~Mr. Albert E. Xiques~~ Mr. Hermenegildo Delgado  
~~2856 North Western Avenue~~ 13513 S. Calumet Ave.  
~~Chicago, Illinois 60618~~ Chicago IL 60827

**Name & Address of Taxpayer:**

Mr. Hermenegildo Delgado  
13513 South Calumet Avenue  
Chicago, Illinois 60827

**UNOFFICIAL COPY****STREET ADDRESS:** LOT AT 334 E. 136TH ST**CITY:** CHICAGO**COUNTY:** COOK**TAX NUMBER:** 25-34-309-013-0000**LEGAL DESCRIPTION:****PARCEL 1:**

ALL OF BLOCK 1 AND LOTS 1 TO 4 IN BLOCK 2 IN THE SUBDIVISION OF THE 307.6 FEET EAST OF AND ADJOINING THE WEST 4 ACRES OF LOT 9 OF DOLTON'S SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT RAILROAD) IN COOK COUNTY, ILLINOIS

**PARCEL 2:**

THAT PART OF THE NORTHWESTERLY AND SOUTHEASTERLY PUBLIC ALLEY LYING SOUTHWESTERLY OF AND ADJOINING THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND EASTERN ILLINOIS RAILROAD, LYING NORTHEASTERLY OF AND ADJOINING THE NORTHEASTERLY LINE OF LOTS 1 TO 4, BOTH INCLUSIVE, LYING EAST OF AND ADJOINING THE EAST LINE OF SAID LOT 4, LYING NORTH OF AND ADJOINING THE SOUTH LINE OF SAID LOT 4 PRODUCED EAST TO THE SOUTHWESTERLY LINE OF THE AFORESAID RAILROAD RIGHT OF WAY, AND LYING EASTERLY OF AND ADJOINING THE WEST LINE OF SAID LOT 1 PRODUCED NORTH TO THE SOUTHWESTERLY LINE OF THE AFORESAID RAILROAD RIGHT OF WAY IN BLOCK 2 IN SUBDIVISION OF THE 307.6 FEET EAST OF AND ADJOINING THE WEST 4 ACRES OF LOT 9 OF DOLTON'S SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT RAILROAD)

**PARCEL 3:**

THAT PART OF THE 50 FOOT CHICAGO AND EASTERN ILLINOIS RAILROAD RIGHT OF WAY DESCRIBED AS FOLLOWS:: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF THE RIVERDALE DISTILLERY TRACK AND THE WEST LINE OF CALUMET AVENUE, SAID POINT OF INTERSECTION BEING 363.50 FEET NORTH OF THE NORTH LINE OF 136TH STREET; THENCE SOUTHEASTERLY ALONG THE AFORESAID SOUTHERLY RIGHT OF WAY LINE, BEING A CURVED LINE CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 691 FEET AN ARC DISTANCE OF 235.48 FEET TO A POINT WHICH IS 150 FEET EAST OF THE EAST LINE OF CALUMET AVENUE; THENCE NORTH ON A STRAIGHT LINE 150 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF CALUMET AVENUE A DISTANCE OF 12.54 FEET TO A POINT WHICH IS 17 FEET SOUTHWESTERLY OF, WHEN MEASURED PERPENDICULARLY TO THE CENTER LINE OF A RAILROAD SPUR TRACK; THENCE NORTHWESTERLY ON A STRAIGHT LINE 17 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE OF THE AFORESAID SPUR TRACK A DISTANCE OF 46.86 FEET TO A POINT OF CURVE; THENCE CONTINUING NORTHWESTERLY ON A CURVED LINE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 822.55 FEET, SAID LINE BEING 17 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE AFORESAID SPUR TRACK AN ARC DISTANCE OF 51.50 FEET TO A POINT OF COMPOUND CURVE; THENCE NORTHWESTERLY ON A CURVED LINE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 317.08 FEET, SAID LINE BEING 17 FEET SOUTHWESTERLY OF AND PARALLEL WITH SAID SPUR TRACK AN ARC DISTANCE OF 52.48 FEET TO A POINT OF COMPOUND CURVE; THENCE CONTINUING NORTHWESTERLY ON A CURVED LINE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 496.34 FEET, BEING 17 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE OF THE AFORESAID SPUR TRACK, AN ARC DISTANCE OF 34.16 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF THE RIVERDALE DISTILLERY TRACK; THENCE NORTHWESTERLY ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF THE RIVERDALE DISTILLERY TRACK, SAID RIGHT OF WAY LINE BEING A CURVED LINE CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 741 FEET AN ARC DISTANCE OF 86.35 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH THE WEST LINE OF CALUMET AVENUE EXTENDED NORTH, SAID WEST LINE BEING THE WEST LINE OF BLOCK 1 IN THE SUBDIVISION OF PART OF LOT 9 IN DOLTON SUBDIVISION AS RECORDED JANUARY 8, 1887 AS DOCUMENT 788429; THENCE SOUTH 57.14 FEET ALONG THE AFORESAID WEST LINE TO THE POINT OF BEGINNING ALL IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**PARCEL 4:**

CLEGALD

# UNOFFICIAL COPY

LOT 5 IN BLOCK 2 IN THE SUBDIVISION OF 307.6 FEET EAST OF AND ADJOINING THE WEST 4 ACRES OF  
LOT 9 IN DOLTON'S SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34,  
TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office



**UNOFFICIAL COPY****PLAT ACT AFFIDAVIT**

STATE OF ILLINOIS

COUNTY OF COOK } SS.

Paul C. Kjelstrom, Hickman, Williams + Co. of Kentucky, being duly sworn on oath, states that  
it resides at 13513 S. Calumet Avenue and adjacent lot 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 it makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me

this 12th day of December 2011  
Charles Schumley  
 Notary Public

Paul C. Kjelstrom  
Paul C. Kjelstrom  
Hickman, Williams + Co.  
of Kentucky