# S3334UNOFFICIAL COP

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT **TRETAM KATLAW** COMPANY, LLC, a Delaware limited liability company, having an office in the Village of Melrose Park, Cook County, Illinois ("Grantor"), for and consideration of the sum of Ten

Doc#: 0610135002 Fee: \$36.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 04/11/2006 06:59 AM Pg: 1 of 7

and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby GRANTS AND CONVEYS to DUANE L. COOK AND ANGELA I. COOK, having an address of 4N 194 Hawthorne, Bensenville, IL 60106 ("Grantee"), a vacant parcel of land located at the 2040 N. Hawthorne, Melrose Park, Illinois 60160 and legally describe on Exhibit A attached hereto.

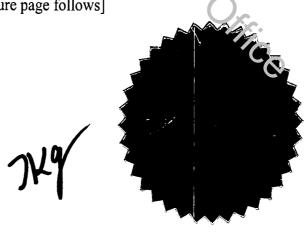
Address of Property: 2040 Hawthorne, Melrose Park, IL 60160

12-33-400-020-0000

TO HAVE AND TO HOLD the sent premises, together with any improvements thereon and the rights, easements, privileges and aprurt nances thereunto belonging or appertaining, unto Grantee, their heirs and assigns forever, subject only to the encumbrances set forth on Exhibit B attached hereto.

And Grantor, for itself and its successors, herely warrants to Grantee, their heirs and assigns, only that: (1) Grantor has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner, encumbered; and (2) Grantor will forever defend the said premises against all persons lawfully claiming by, through or under Grantor.

[Signature page follows]



# **UNOFFICIAL COPY**

IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its duly authorized representative on its behalf, this \_\_\_\_\_\_ day of February, 2006.

KATLAW TRETAM & COMPANY, LLC, a Delaware limited liability company,

By:\_

Walter S. Snodell, Member

STATE OF ILLIVOIS

COUNTY OF COOK

I, the undersigned, a notary public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Walter S. Snodell, personally known to me to be the Member of Katlaw Tretam & Company, LLC, a Delaware limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed the same in his authorized capacity, for the uses and purposes therein set forth.

Given under my hand and official seal, this Licay of February, 2006.

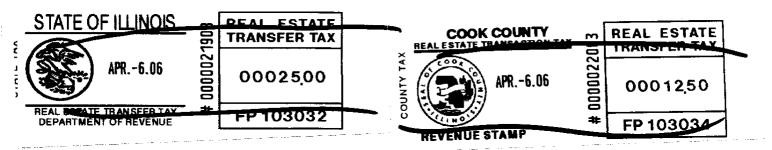
Maryotella

Notary Public

Commission expires March 26, 2008

OFFICIAL SEAL
MARYSTELLA CATALDO
AGYARY PUBLIC - STATE OF ELLINOIS
AT COMMESSION EXPIRES 49/2008

This Instrument was prepared by: Katherine R. Rist, Foley & Lardner LLP, Verex Plaza, 150 East Gilman Street, Madison, WI 53703-1481 and after recording mail to: Scott T. Ferrill, 4100 Madison Street, Suite 8, Hillside, IL 60162.



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## **UNOFFICIAL COPY**

### EXHIBIT A TO SPECIAL WARRANTY DEED

#### **LEGAL DESCRIPTION**

#### PARCEL 1:

A STRIP OF LAND IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 167.10 FEET OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 33, AND OF A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF THE WEST 414.10 FEET OF AFORESAID SOUTHEAST 1/4 OF SECTION 33, WHICH IS 1175.00 FEET NORTH OF THE NORTH LINE OF NORTH AVENUE AS DEDICATED, THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION, 375.69 FEET; THENCE NORTHERLY, 576.0 FEET, TO A POINT ON THE EAST LINE OF THE WEST 166.60 FEET OF THE AFORESAID QUARTEK SECTION WHICH IS 2227.26 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTHEASTERLY IN A CURVED LINE CONVEX TO THE NORTHWEST, THENCE NORTHEASTERLY IN A CURVED LINE CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 328.62 FEET, AN ARC LENGTH OF 338.36 FEET TO A POINT OF TANGENCY; THENCE NORTHEASTERLY, ON A LINE TANGEN'I TO THE LAST DESCRIBED CURVE, 56.65 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 99 FEET OF THE AFORESAID QUARTER SECTION; THENCE EAST ALONG THE LAST DESCRIBED LINE 39.58. FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 414.10 FEET OF THE SOUTHEAST FRACTIONAL OUARTER OF SECTION 33: THENCE SOUTH ALONG SAID LINE 10.79 FEET TO AN INTERSECTION WITH A CURVED LINE CONVEX TO THE NORTHWEST AND 18 FEET SOUTHFASTERLY FROM AND CONCENTRIC WITH THE CURVED LINE HERETOFORE DESCRIBED; THENCE SOUTHWESTERLY ALONG SAID CURVED LINE WITH A RADIUS OF 310.62 FEET A DISTANCE OF 405.83 FEET TO ITS POINT OF TANGENCY OPPOSITE TO AND 18 FEET EAST OF THE BEGINNING OF THE CURVED LINE FIRST ABOVE DESCRIBED; THENCE SOUTHERLY 40.01 FEET MORE OR LESS TO A POINT 17 FEET EAST OF THE POINT LYING ON THE EAST LINE OF THE WEST 167.10 FEET OF THE SOUTHEAST FRACTIONAL QUARTER OF SAID SECTION 33 WHICH IS 2187.26 FEET NORTH OF THE SOUTH LINE THEREOF; THENCE SOUTH ON THE EAST LINE OF THE WEST 184.10 FEET OF THE AFORESAID QUARTER SECTION 911.67 FEET; THENCE WEST 17 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE WEST ONE INCH (1") OF THE NORTH 189.89 FEET OF THE EAST 17.0 FEET OF THE WEST 184.10 FEET OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF THE WEST 414.10 FEET

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### **UNOFFICIAL COPY**

OF AFORESAID SOUTHEAST QUARTER OF SECTION 33, WHICH IS 667.65 FEET NORTH OF THE NORTH LINE OF NORTH AVENUE AS DEDICATED, AND SOUTH OF A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF THE WEST 414.10 FEET OF AFORESAID SOUTHEAST QUARTER OF SECTION 33 WHICH IS 1175.0 FEET NORTH OF THE NORTH LINE OF NORTH AVENUE AS DEDICATED, IN COOK COUNTY, ILLINOIS.

Address of Property: 2040 Hawthorne, Melrose Park, IL 1000 COOK COUNTY CLERK'S OFFICE

PIN: 12-33-400-020-0000

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### EXHIBIT B TO SPECIAL WARRANTY DEED PERMITTED EXCEPTIONS

- 1. Taxes for the year 2006 and subsequent years.
- 2. Rights of way for railroad switch and spur tacks, if any.
- 3. Grant of Easement in favor of Melrose Park Sprinkler Association, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the Grant recorded October 24, 1974 as Document No. 22887786.
- 4. Crara of Easement in favor of Clearing Industrial District, Inc., and its/their respective successors and assigns, for the maintenance and operation of transmissical lines for the transmission of electrical energy for light and power, telegraph and telephone wire and poles, and any and all other wires, pipes, sewers, conduits, transles, passageways, construction, location and maintenance of sprinkler systems, and the provisions relating thereto contained in the Grant recorded March 31, 1959 as Document No. 17494784.

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### **UNOFFICIAL COPY**



### CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 008323763 D1

STREET ADDRESS:

CITY:

COUNTY:

TAX NUMBER:

#### **LEGAL DESCRIPTION:**

#### PARCEL 1

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LEGALD 03/24/06 KC1

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### **UNOFFICIAL COPY**

#### PLAT ACT AFFIDAVIT

STATE OF ILLINOIS	)
	)SS
COUNTY OF COOK	)

Walter S. Snodell being duly sworn on oath, states that he has an office at 3215 W. North Avenue, Melrose Park, IL 60160 that the attached deed is not in violation of Section 1 of the Plat Act (765 ILCS 205/1) for one of the following reasons:

Section A. Said deed is not applicable as the grantors own no adjoining property to the premises described in said deed.

OR

Section B. The conveyance falls within one of the following exemptions set forth in the Act at paragraph (b) of 1:

- 1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or exsernents of access;
- 2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access:
  - The sale or exchange of parcels of land between owners of adjoining and contiguous land;
- 4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
- 5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
- 6. 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;
- 7. Conveyances made to correct descriptions in prior conveyances;
- 8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access:
- 9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configurations of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

### CIRCLE LETTER OR NUMBER 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.

KATLAW TRETAM & COMPANY, LLC, a

Delaware timited liability company

Walter S. Snodell, Member

SUBSCRIBED AND SWORN to before me

this Ah day of February, 2006

NOTARY PUBLIC

OFFICIAL SEAL
MARYSTELLA CATALDO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:03/28/08