

UNOFFICIAL COPY



WARRANTY DEED Statutory (Illinois)

Doc#: 0625520194 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/12/2008 10:50 AM Pg: 1 of 4

THE GRANTOR
DON DEFRANCESCO, of 905 Auburn
Lane, Bartlett, Cook County, Illinois,
60103

for and in consideration of the sum of Ten
Dollars, in hand paid, CONVEYS AND
WARRANTS to:

GOCOOL Limited, an Illinois
corporation,

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

062850377
8318905 / 24058690
2 of 2
ZC

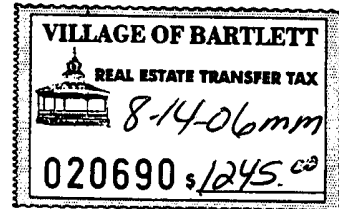
LEGAL DESCRIPTION: THE PART OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 27,
TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF BARTLETT ROAD WITH THE NORTH LINE OF
THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 27; THENCE SOUTHWESTERLY ALONG SAID
CENTER LINE OF BARTLETT ROAD, BEING A CURVE TO THE LEFT, A DISTANCE OF 129.65 FEET; THENCE
CONTINUING SOUTHWESTERLY ALONG SAID CENTER LINE OF BARTLETT ROAD, TANGENT TO THE LAST
DESCRIBED CURVE, A DISTANCE OF 157.41 FEET TO A POINT THAT IS 250.82 FEET NORTHEASTERLY OF
(MEASURED ALONG SAID CENTER LINE, THE INTERSECTION OF THE CENTER LINE OF BARTLETT ROAD
WITH THE CENTER LINE OF U.S. ROUTE 20; THENCE NORTHWESTERLY PARALLEL WITH THE CENTER LINE
OF U.S. ROUTE 20, BEING ALONG A LINE THAT FORMS AN ANGLE OF 100 DEGREES 20 MINUTES TO THE
RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 307.60 FEET; THENCE
NORTHERLY ALONG A LINE THAT FORMS AN ANGLE OF 65 DEGREES 14 MINUTES TO THE RIGHT WITH THE
PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 155.91 FEET TO A POINT ON THE
NORTH LINE OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 27, THAT IS 357.83 FEET WEST
OF (MEASURED ALONG SAID NORTH LINE) THE PLACE OF BEGINNING; THENCE EASTERLY ALONG SAID
NORTH LINE, A DISTANCE OF 357.83 FEET TO THE PLACE OF BEGINNING, BEING SITUATED IN THE VILLAGE
OF BARTLETT, IN COOK COUNTY, ILLINOIS.

~~GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND
EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR
THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND
GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET
FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.~~

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND
RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID
DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Permanent Real Estate Index Number (s): 06-27-403-016-0000
Address of Real Estate: 1 Bartlett Road, Bartlett, Illinois 60103

SUBJECT TO: See Exhibit "A"



Don DeFrancesco
DON DeFRANCESCO

BOX 333-CT

UNOFFICIAL COPY

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Don DeFrancesco** 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 and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given my hand and official seal, this 24th day of August 2006.

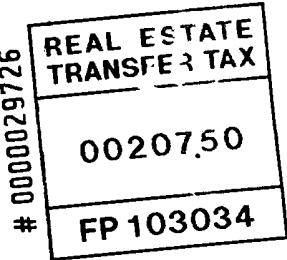
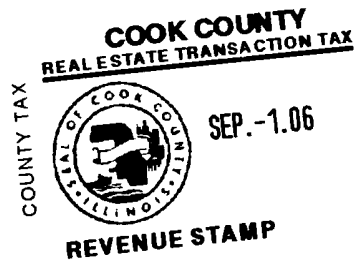
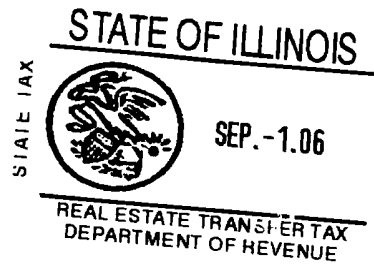
Commission expires _____, 20____

Patrick M. McMahon
Notary Public

This instrument was prepared by: Drost, Kivlahan & McMahon 11 South Dunton Avenue, Arlington Heights, IL 60005

Mail to: *Dennis W. Hurns* 100 W. Roosevelt Rd B8
Wheaton, IL 60187
Send Subsequent tax bills to:

530001 Hill
1140 APRICOT st.
Moffman estates IL 60169



UNOFFICIAL COPY

Exhibit "A"

- A. Current general real estate taxes, taxes for subsequent years and special taxes or assessment for subsequent years
- B. Applicable zoning, planned development and building laws and ordinances and other ordinances of record
- C. Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser
- D. Covenants, conditions, agreements, building lines and restrictions of record
- E. Easements recorded at any time prior to closing
- F. Rights to the public, the Village of Bartlett and adjoining contiguous owners to use and have maintained any drainage ditches, feeders, laterals and water detention basins located in or serving the property
- G. Purchaser's mortgage, if any
- H. Exceptions H, I, L, M, N as set forth in Schedule B of Chicago Title Insurance Company's Commitment for Title Insurance number 1409 008318905 NSC July 19, 2006.

Office of Cook County Clerk's Office

UNOFFICIAL COPY**AFFIDAVIT OF COMPLIANCE WITH ILLINOIS PLAT ACT REQUIREMENTS****THIS IS A LEGAL DOCUMENT AND MUST BE FILED WITH EVERY RECORDED DEED.****Consult an attorney if you do not understand what you are signing.**PARCEL NUMBER: 06-27-403-016-0000 (Required information)

The Grantor(s), or the Grantor(s)' authorized representative, transferring an interest in real property described in the accompanying deed, state the following:

 A. NOT A DIVISION OF LAND (requiring no change of parcel boundary lines)If A is marked above, the Recorder will proceed with recording the deed and no further questions apply. Please sign below. **B. A DIVISION OF LAND (requiring a change of parcel boundary lines) meeting one of these exceptions:**If B is marked above, approval by the Chief County Assessment Office is required.

- a. A division or subdivision of land into tracts of five (5) acres or more not involving new streets or easements of access with a minimum of five (5) acres residue.
- b. A division of lots or blocks of less than one (1) acre in a recorded subdivision not involving new streets or easements of access.
- c. A sale or exchange of land between owners of adjoining and contiguous land.
- d. A conveyance of land for use as a right-of-way for public utilities and other pipelines not involving new streets or easements of access.
- e. A conveyance of land for highway or other public purpose, or relating to a dedication of land, or for vacation of land subject to a public use.
- f. A conveyance made to correct a description in a prior conveyance.
- g. The sale of a tract of land following the division into no more than two (2) parts of a particular parcel of land existing on July 17, 1959, and not involving any new streets or easements of access. (Does not apply within City of Carbondale subdivision jurisdiction.)
- h. A conveyance of land owned by a railroad or public utility not involving new streets or easements of access.
- i. The division and distribution of land pursuant to law or court order.
- j. The sale of a single lot of less than (5) acres from a larger tract when a survey is made by a registered land surveyor. This exemption shall not apply to the sale of any subsequent lots from the same larger tract as it existed on October 1, 1973. (Does not apply within City of Carbondale subdivision jurisdiction.)

 C. A DIVISION OF LAND (a change of parcel boundary lines) not meeting one of the above exceptions.If C is marked above, approval by Jackson County Land Use Committee and Jackson County Board is required.

In accordance with Section 1a of the Illinois Plat Act, all divisions under five (5) acres must be surveyed and a subdivision plat prepared by a licensed professional land surveyor. Who prepared this legal description? _____

Phone _____

Does this division of land fall within the jurisdiction of another city or municipality? No Yes. If yes, which jurisdiction? _____

Under the penalties of perjury I swear that the statements contained here are true and correct.

Seller Name Don DeFrancesco DATE August 24, 2006Seller Signature X Don DeFrancesco PHONE 630/674-4067