

UNOFFICIAL COPY

WARRANTY DEED

THIS INDENTURE WITNESSETH,
That the Grantor, **Dwight A. Davies**, a
single person,

of the County of Cook and State of
Illinois

for and in consideration of Ten and
no/100 Dollars (\$10.00), and other good
and valuable consideration in hand paid,

CONVEYS AND WARRANTS to



Doc#: **0713831105** Fee: **\$32.00**
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/18/2007 03:20 PM Pg: 1 of 5

THE ABOVE SPACE FOR RECORDER'S USE ONLY

Sun Tzu Properties LLC, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois and whose address is: 180 North LaSalle Street, Suite 3700, Chicago, Illinois 60601, the following described real estate, to-wit:

See Exhibit A Attached Hereto

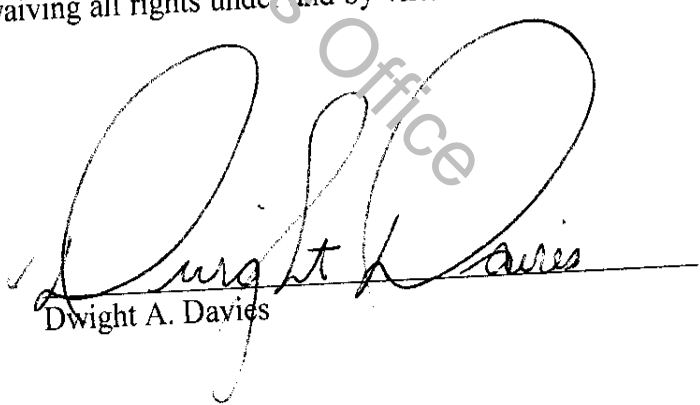
Permanent Real Estate Index Number: 03-32-420-040-0000

Common Address: 919 S. McKinley, Arlington Heights, Illinois 60005

situated in Cook County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

THIS IS NOT HOMESTEAD PROPERTY.

Dated this 10 day of Apr, 2007

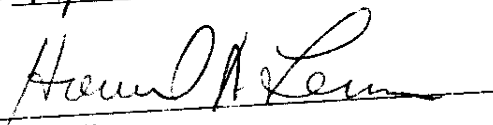

Dwight A. Davies

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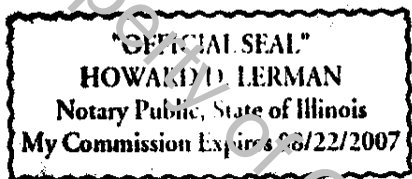
State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Dwight A. Davies, a single person, 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal dated as of this 10th day of April, 2007



Notary Public



THIS INSTRUMENT WAS PREPARED BY:

Howard D. Lerman, Esq.
Horwood Marcus & Berk, Chtd.
180 N. LaSalle Street, Suite 3700
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS AND AFTER
RECORDING MAIL TO:

Sun Tzu Properties LLC
c/o Howard D. Lerman
180 N. LaSalle Street, Suite 3700
Chicago, Illinois 60601

UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION**

PARCEL 1: THAT PART OF LOTS 1 THROUGH 9 BOTH INCLUSIVE, AND THE NORTH $\frac{1}{2}$ OF VACATED ALLEY SOUTH OF AND ADJOINING LOT 9 IN BLOCK 24; ALSO THE WEST $\frac{1}{2}$ OF VACATED MCKINLEY AVENUE LYING EAST OF AND ADJOINING SAID LOTS 1 THROUGH 9, BOTH INCLUSIVE, AND THE NORTH $\frac{1}{2}$ OF SAID VACATED ALLEY; ALSO LOTS 33 THROUGH 37, BOTH INCLUSIVE, AND THE WEST $\frac{1}{2}$ OF VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOTS 33 THROUGH 37 BOTH INCLUSIVE, IN BLOCK 25 AND THE EAST $\frac{1}{2}$ OF VACATED MCKINLEY AVENUE LYING WEST OF AND ADJOINING SAID LOTS 33 THROUGH 37 BOTH INCLUSIVE, AND THE SOUTH $\frac{1}{2}$ OF VACATED ORCHARD STREET, LYING NORTH OF AND ADJOINING SAID LOT 37 AND LYING NORTH OF AND ADJOINING THE WEST $\frac{1}{2}$ OF SAID VACATED ALLEY, ALL IN ARLINGTON HEIGHTS PARK MANOR, BEING A SUBDIVISION OF THE EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ AND THE EAST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ LYING SOUTH OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY (ILLINOIS AND WISCONSIN RAILROAD) OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT 143.84 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 69.02 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED LINE 56.0 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 58.54 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 56.00 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 58.54 FEET; TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION OF EASEMENTS DATED AUGUST 15, 1976 AND RECORDED FEBRUARY 25, 1977 AS DOCUMENT NUMBER 23831364 AND CREATED BY DEED FROM MAYWOOD PROVISIO STATE BANK TO ROBERT M. MCCUE DATED APRIL 21, 1977 AND RECORDED MAY 4, 1977 AS DOCUMENT 23912915 FOR INGRESS AND EGRESS, OVER THE FOLLOWING DESCRIBED TRACT:

LOTS 1 THROUGH 9 BOTH INCLUSIVE, AND THE NORTH $\frac{1}{2}$ OF VACATED ALLEY SOUTH OF AND ADJOINING LOT 9 IN BLOCK 24; ALSO THE WEST $\frac{1}{2}$ OF VACATED MCKINLEY AVENUE LYING EAST OF AND ADJOINING SAID LOTS 1 THROUGH 9, BOTH INCLUSIVE, AND THE NORTH $\frac{1}{2}$ OF SAID VACATED ALLEY; ALSO LOTS 33 THROUGH 37, BOTH INCLUSIVE, AND THE WEST $\frac{1}{2}$ OF VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOTS 33 THROUGH 37 BOTH INCLUSIVE, IN BLOCK 25 AND THE EAST $\frac{1}{2}$ OF VACATED MCKINLEY AVENUE LYING WEST OF AND ADJOINING SAID LOTS 33 THROUGH 37 BOTH INCLUSIVE, AND THE SOUTH $\frac{1}{2}$ OF VACATED ORCHARD STREET, LYING NORTH OF AND ADJOINING SAID LOT 37 AND LYING NORTH OF AND ADJOINING THE WEST $\frac{1}{2}$ OF SAID VACATED ALLEY, ALL IN ARLINGTON HEIGHTS PARK MANOR, BEING A SUBDIVISION OF THE EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ AND THE EAST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ LYING SOUTH OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY (ILLINOIS AND WISCONSIN RAILROAD) OF SECTION 32,

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TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THE FOLLOWING 3 PARCELS:

PARCEL A: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT, 32.48 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 73.96 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING EAST ALONG THE LAST DESCRIBED LINE 56.0 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 68.84 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 5.0 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 58.54 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 5.0 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 68.84 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 56.0 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 68.84 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 5.0 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 58.54 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 5.0 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 68.04 FEET TO THE PLACE OF BEGINNING.

PARCEL B: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT, 65.0 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 74.02 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED LINE, 56.0 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 68.86 FEET; THENCE EAST, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 5.0 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 58.54 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 5.0 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 68.84 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 56.0 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 68.84 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 5.0 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 58.54 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 5.0 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 68.84 FEET TO THE PLACE OF BEGINNING.

PARCEL C: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT 325.29 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 8.93 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING EAST ALONG THE LAST DESCRIBED LINE 137.67 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 56.0 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 137.67 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 56.0 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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EUGENE "GENE" MOORE

**RECORDER OF DEEDS/REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS**

GRANTOR/GRANTEE STATEMENT

The Grantor or his/her Agent affirms that, to the best of his/her knowledge, the name of the Grantor 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 title to real estate under the laws of the State of Illinois.

Dated: 5/1/07

Subscribed and sworn to before me by the said

This 1st day of May, 2007
Notary Public

GRANTOR:

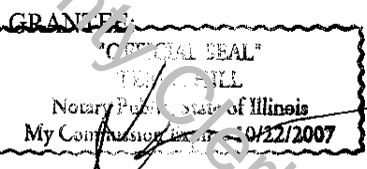


The Grantee or is/her Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Dated: 5/1/07

Subscribed and sworn to before me by the said
This 1st day of May, 2007

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

180 NORTH LASALLE, SUITE 3700 CHICAGO, ILLINOIS 60601 PHONE (312) 606-3200 FAX (312) 606-3232