

UNOFFICIAL COPY

Owner 801 Property Corp.
Route US 30 (Lincoln Highway)
Section @ Cottage Grove Avenue
County Cook
Job No. R-90-005-05
Parcel No. OGB0004
P.I.N. No. 32-23-113-013 and -023
Property 801-803 Lincoln Highway
Address Ford Heights, IL 60411



Doc#: 0733846142 Fee: \$30.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 12/04/2007 03:44 PM Pg: 1 of 4

WARRANTY DEED (CORPORATION) (NON-FREEWAY)

This indenture, made this 17th day of September, 2007 by 801 Property Corp., a Corporation, organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business under the Statutes of the State of Illinois, party of the first part, and the People of the State of Illinois, Department of Transportation, party of the second part;

Witnesseth, that the said party of the first part, in consideration of the sum of ninety-one thousand, four hundred and NO/100 Dollars (\$91,400.00), in hand paid, the receipt whereof is hereby acknowledged does hereby grant, convey and warrant unto the said party of the second part the following described real estate in Cook County, Illinois, to-wit:

See Legal Description Attached as Exhibit A

The party of the first part, without limiting the interest above granted and conveyed, does hereby acknowledge that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including any diminution in value to any remaining property of the party of the first part caused by the opening, improving and using the above-described premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the party of the second part or its agents which may cause damage to the party of the first part's remaining property.

IN WITNESS WHEREOF, the party of the first part has set his hand and Seal this 17th day of September, 2007.

801 Property Corp., an Illinois corp.
Corporate Name

By:

Richard A. Barr
Signature

Richard A. Barr, President
Print Name and Title

ATTEST:

By:

Kevin Wolfberg
Signature

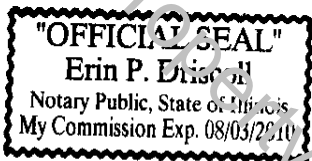
Kevin Wolfberg, Attorney
Print Name and Title

UNOFFICIAL COPY

State of Illinois)
County of COOK) ss.

I, Erin P. Driscoll, a Notary Public, in and for said County and State aforesaid, do hereby certify that Richard A. Barr, who is (are) personally known to me to be the same person (persons) whose name is (names are) subscribed to the foregoing instrument, did appear before me this day in person and acknowledged that he (she) (they) signed, sealed and delivered the said instrument as his (her) (their) free and voluntary act for the uses and purposes therein set forth.

Signed before me on 9-17-07



Erin P. Driscoll
Notary Public

Exempt under provision of Paragraph B, Section 31-45, Real Estate Transfer Law.

9/24/2007
Date

Jack Petersen
for Regional Engineer

This instrument was prepared by and return to:

Illinois Department of Transportation
Bureau of Land Acquisition
201 W. Center Court
Schaumburg, IL 60196
ATTN: JUDY CORTESE

"EXEMPT UNDER PROVISIONS OF PARAGRAPH B, SECTION 31-45, REAL ESTATE TRANSFER TAX LAW."

9-17-07 Chauster
DATE BUYER, SELLER OR REPRESENTATIVE

UNOFFICIAL COPY

STATE OF ILLINOIS

PIN 32-23-113-013 & 32-23-113-023

COUNTY OF COOK

Parcel OGB0004

PLAT ACT AFFIDAVIT

Richard A. Barr, being duly sworn on oath, states that ~~he/she~~ resides at _____, and that the attached deed is not in violation of 76 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 division 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 and or interest therein for use of 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. 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.

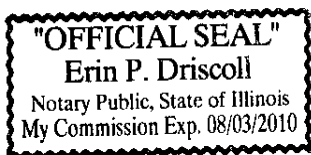
Affiant further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

801 Property Corp., an Illinois corporation

By:

Richard A. Barr
Richard A. Barr

Subscribed and sworn to before me this 17 day of September, 2007



Erin P. Driscoll

UNOFFICIAL COPY**EXHIBIT A**

	Route:	FAP 335 US-30 (Lincoln Highway)
	Section:	at Cottage Grove Ave.
	County:	Cook
<i>801-803 LINCOLN Hwy</i>	Job No.:	R-90-005-05
<i>FORD HEIGHTS, IL</i>	Parcel:	0GB0004
<i>60411</i>	Stations:	215+49.50 to 217+98.77
	Owner:	801 Corp., an Illinois Corporation
	P.I.N.:	32-23-113-013 32-23-113-023

PARCEL DESCRIPTION

That part of Block 5 in Park Addition to Chicago Heights, Recorded June 20, 1910 as Document Number 4597769, in the Northwest Quarter of Section 23, Township 35 North, Range 14 East of the Third Principal Meridian, Cook County, Illinois, being more particularly described as follows:

Beginning at the southeast corner of said Block 5, being also the intersection of the north line of FAP 335 US-30 (Lincoln Highway) and the west line of Park Avenue; thence North 00 degrees 57 minutes 39 seconds West on a bearing based on the Illinois State Plane Coordinate System NAD'83 East Zone, along the east line of said Block 5 and said west line of Park Avenue, a distance of 8.00 feet; thence South 89 degrees 35 minutes 48 seconds West, 239.09 feet; thence North 45 degrees 40 minutes 15 seconds West, 14.21 feet to the east line of the west 17.00 feet of said Block 5, being also the east line of Cottage Grove Avenue; thence South 00 degrees 57 minutes 18 seconds East along said line, 18.00 feet to said south line of Block 5 and said north line of FAP 335 US-30 (Lincoln Highway); thence North 89 degrees 35 minutes 48 seconds East along said line, 249.10 feet to the Point of Beginning.

Said parcel contains 2,043 square feet, more or less, or 0.047 acre, more or less.

RECEIVED

FEB 21 2007

PLATS & LEGALS