

UNOFFICIAL COPY



Doc#: 0806622000 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/06/2008 09:37 AM Pg: 1 of 7

211647

This instrument was prepared by:

W. Marshall Snow
Attorney at Law
610 East Roosevelt Road, Suite 100
Wheaton IL 60187

TSI FILE NUMBER 211245
15 PARCELS
RIVERDALE, ILLINOIS, 60527

WARRANTY DEED

THE GRANTOR, the **HOLSTEN REAL ESTATE DEVELOPMENT CORPORATION, AN ILLINOIS CORPORATION** of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of Ten and no hundredths dollars (\$10.00), and other good and valuable consideration in hand paid, *CONVEYS AND WARRANTS* to **HISTORIC PACESETTER LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP**, GRANTEE, of the City of Chicago, County of Cook, and State of Illinois, the following described real estate situated in the Village of Riverdale, County of Cook and State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERE TO

Subject to the following permitted exceptions, if any: Covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for the year 2006 and subsequent years.

TO HAVE AND TO HOLD said real estate unto said Grantee, and to proper use, benefit and behoof of said Grantee, *FOREVER*.

Continued...

Box 430


6 AB
16

UNOFFICIAL COPY

Warranty Deed - continued...

DATED this 7th day of December, 2007.

HOLSTEN REAL ESTATE DEVELOPMENT CORPORATION

 (SEAL)

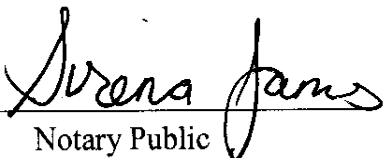
By Peter M. Holsten
Its President

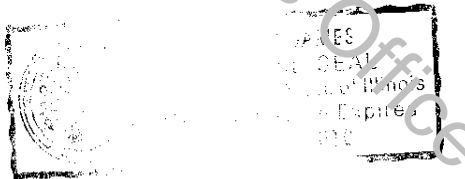
State of Illinois }
County of Cook } SS.
Buyer, Seller or Representative

State of Illinois }
County of Cook }

I, the undersigned, a notary public in and for said County and State aforesaid, DO HEREBY CERTIFY that the **HOLSTEN REAL ESTATE DEVELOPMENT CORPORATION, AN ILLINOIS CORPORATION, BY PETER M. HOLSTEN, ITS PRESIDENT**, 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.

Given under my hand and official seal this 7th day of December, 2007.

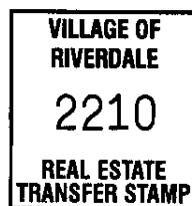

Notary Public



After recording return to: Title Services, Inc., Cook County Recorder's Box 430

Send subsequent tax bills to:

Holsten Real Estate Development Corporation
1333 North Kingsbury, Suite 305
Chicago, IL 60622



UNOFFICIAL COPY

EXHIBIT A

15 PARCEL LEGAL DESCRIPTION

***PARCEL 6 (211227) (13606 South Lowe Avenue, Riverdale, Illinois):

THE NORTH 20 FEET OF THE SOUTH 150 FEET OF LOT 6 IN FIRST ADDITION TO PACESETTER GARDENS HARRY M. QUINN MEMORIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 17, 1960 AS DOCUMENT NUMBER 17884609, IN COOK COUNTY, ILLINOIS.

PARCEL 13 (211218) (13622 South Lowe Avenue, Riverdale, Illinois):

THE NORTH 30 FEET OF LOT 5 IN FIRST ADDITION TO PACESETTER GARDENS HARRY M. QUINN MEMORIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 17, 1960 AS DOCUMENT NUMBER 17884609, IN COOK COUNTY, ILLINOIS.

PARCEL 14 (211217) (13624 South Lowe Avenue, Riverdale, Illinois):

THE SOUTH 20 FEET OF THE NORTH 50 FEET OF LOT 5 IN FIRST ADDITION TO PACESETTER GARDENS HARRY M. QUINN MEMORIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 17, 1960 AS DOCUMENT NUMBER 17884609, IN COOK COUNTY, ILLINOIS.

PARCEL 17 (211216) (13630 South Lowe Avenue, Riverdale, Illinois):

THE SOUTH 20 FEET OF THE NORTH 110 FEET OF LOT 5 IN FIRST ADDITION TO PACESETTER GARDENS HARRY M. QUINN MEMORIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 17, 1960 AS DOCUMENT NUMBER 17884609, IN COOK COUNTY, ILLINOIS.

Continued...

UNOFFICIAL COPY

Legal Description – continued...

PARCEL 21 (211246) (13640 South Lowe Avenue, Riverdale, Illinois):

THE NORTH 30 FEET OF LOT 4 IN FIRST ADDITION TO PACESETTER GARDENS HARRY M. QUINN MEMORIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE ACCORDING TO THE PLAT THEREOF RECORDED JUNE 17, 1960 AS DOCUMENT NUMBER 17884609, IN COOK COUNTY, ILLINOIS.

PARCEL 24 (211222) (13646 South Lowe Avenue, Riverdale, Illinois):

THE SOUTH 20 FEET OF THE NORTH 90 FEET OF LOT 4 IN FIRST ADDITION TO PACESETTER GARDENS HARRY M. QUINN MEMORIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 17, 1960 AS DOCUMENT NUMBER 17884609, IN COOK COUNTY, ILLINOIS.

PARCEL 26 (211220) (13650 South Lowe Avenue, Riverdale, Illinois):

THE SOUTH 20 FEET OF THE NORTH 130 FEET OF LOT 4 IN FIRST ADDITION TO PACESETTER GARDENS HARRY M. QUINN MEMORIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 17, 1960 AS DOCUMENT NUMBER 17884609, IN COOK COUNTY, ILLINOIS.

PARCEL 34 (211215) (13668 South Lowe Avenue, Riverdale, Illinois):

THE SOUTH 20 FEET OF THE NORTH 130 FEET OF LOT 3 IN FIRST ADDITION TO PACESETTER GARDENS HARRY M. QUINN MEMORIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 17, 1960 AS DOCUMENT NUMBER 17884609, IN COOK COUNTY, ILLINOIS.

Continued...

UNOFFICIAL COPY

Legal Description – continued...

PARCEL 36 (211219) (13704 South Lowe Avenue, Riverdale, Illinois):

LOT 3 (EXCEPT THE NORTH 150 FEET THEREOF) IN FIRST ADDITION TO PACESETTER GARDENS HARRY M. QUINN MEMORIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 17, 1960 AS DOCUMENT NUMBER 17884609, IN COOK COUNTY, ILLINOIS.

PARCEL 49 (211221) (13734 South Lowe Avenue, Riverdale, Illinois):

THE SOUTH 20 FEET OF THE NORTH 110 FEET OF LOT 1 IN FIRST ADDITION TO PACESETTER GARDENS HARRY M. QUINN MEMORIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 17, 1960 AS DOCUMENT NUMBER 17884609, IN COOK COUNTY, ILLINOIS.

PARCEL 51 (211238) (13605 South Lowe Avenue, Riverdale, Illinois):

LOT 7 (EXCEPT THE SOUTH 150 FEET THEREOF) IN FIRST ADDITION TO PACESETTER GARDENS HARRY M. QUINN MEMORIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 17, 1960 AS DOCUMENT NUMBER 17884609, IN COOK COUNTY, ILLINOIS.

PARCEL 52 (211236) (13607 South Lowe Avenue, Riverdale, Illinois):

THE NORTH 20 FEET OF THE SOUTH 150 FEET OF LOT 7 IN FIRST ADDITION TO PACESETTER GARDENS HARRY M. QUINN MEMORIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 17, 1960 AS DOCUMENT NUMBER 17884609, IN COOK COUNTY, ILLINOIS.

Continued...

UNOFFICIAL COPY

Legal Description – continued...

PARCEL 58 (211237) (13619 South Lowe Avenue, Riverdale, Illinois):

THE SOUTH 30 FEET OF LOT 7 IN FIRST ADDITION TO PACESETTER GARDENS HARRY M. QUINN MEMORIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 17, 1960 AS DOCUMENT NUMBER 17884609, IN COOK COUNTY, ILLINOIS.

PARCEL 82 (211214) (13705 South Lowe Avenue, Riverdale, Illinois):

LOT 10 (EXCEPT THE NORTH 150 FEET THEREOF) IN FIRST ADDITION TO PACESETTER GARDENS HARRY M. QUINN MEMORIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 17, 1960 AS DOCUMENT NUMBER 17884609, IN COOK COUNTY, ILLINOIS.

PARCEL 96 (211228) (13758 South Lowe Avenue, Riverdale, Illinois):

THE SOUTH 25 FEET OF THE NORTH 85 FEET OF LOT 1 IN BLOCK 1 IN PACESETTER GARDENS HARRY M. QUINN MEMORIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 33, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 1959 AS DOCUMENT NUMBER 17532785, IN COOK COUNTY, ILLINOIS. ***

PERMANENT REAL ESTATE INDEX NO. 25-32-406-009, vol. 039; Affects: Parcel 6 (211227)
 PERMANENT REAL ESTATE INDEX NO. 25-32-406-016, vol. 039; Affects: Parcel 13 (211218)
 PERMANENT REAL ESTATE INDEX NO. 25-32-406-017, vol. 039; Affects: Parcel 14 (211217)
 PERMANENT REAL ESTATE INDEX NO. 25-32-406-020, vol. 039; Affects: Parcel 17 (211216)
 PERMANENT REAL ESTATE INDEX NO. 25-32-406-024, vol. 039; Affects: Parcel 21 (211246)
 PERMANENT REAL ESTATE INDEX NO. 25-32-406-027, vol. 039; Affects: Parcel 24 (211222)
 PERMANENT REAL ESTATE INDEX NO. 25-32-406-029, vol. 039; Affects: Parcel 26 (211220)
 PERMANENT REAL ESTATE INDEX NO. 25-32-406-037, vol. 039; Affects: Parcel 34 (211215)
 PERMANENT REAL ESTATE INDEX NO. 25-32-406-039, vol. 039; Affects: Parcel 36 (211219)
 PERMANENT REAL ESTATE INDEX NO. 25-32-406-052, vol. 039; Affects: Parcel 49 (211221)
 PERMANENT REAL ESTATE INDEX NO. 25-32-407-008, vol. 039; Affects: Parcel 51 (211238)
 PERMANENT REAL ESTATE INDEX NO. 25-32-407-009, vol. 039; Affects: Parcel 52 (211236)
 PERMANENT REAL ESTATE INDEX NO. 25-32-407-015, vol. 039; Affects: Parcel 58 (211237)
 PERMANENT REAL ESTATE INDEX NO. 25-32-407-039, vol. 039; Affects: Parcel 82 (211214)
 PERMANENT REAL ESTATE INDEX NO. 25-33-311-048, vol. 039; Affects: Parcel 96 (211228)

UNOFFICIAL COPY

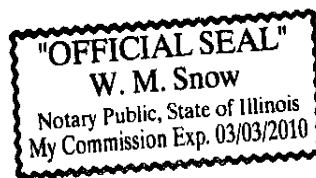
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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, 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: December 31, 2007

By: [Signature]
Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID AGENT
THIS 31ST DAY OF DECEMBER, 2007



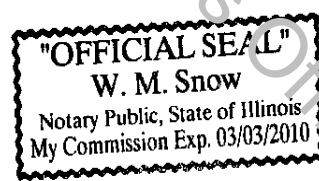
Notary Public [Signature]

The grantee or his 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 persona and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: December 31, 2007

By: [Signature]
Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID AGENT
THIS 31ST DAY OF DECEMBER, 2007



Notary Public [Signature]

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.

[Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]