

UNOFFICIAL COPY



Doc#: 0809235186 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/01/2008 01:54 PM Pg: 1 of 4

This instrument was prepared by:
Christopher J. Goluba, P.C.
399 Wall Street, Unit H
Glendale Heights, IL 60139

After recording mail to:
Christopher J. Goluba, P.C.
399 Wall Street, Unit H
Glendale Heights, IL 60139

WARRANTY DEED

THE GRANTOR, JOHN A. COYNE of 1015 Hickory Ridge Court, Frankfort, Illinois 60423, for and in consideration of Ten and No/100ths Dollars (\$10.00) in hand paid, by these presents does WARRANT AND CONVEY unto HEIDNER HOLDINGS, L.L.C., an Illinois limited liability company, 399 Wall Street, Unit H, Glendale Heights, Illinois 60139 ("Grantee"), the Real Estate situated in the County of Cook, State of Illinois, legally described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and all of the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances, TO HAVE AND TO HOLD said premises forever. And the Grantor, for itself, and its successors, does covenant, promise and agree, to, and with the Grantee, its heirs, successors and assigns, that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same.

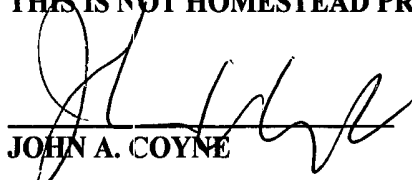
SUBJECT TO: general real estate taxes for 2007 - 2nd Installment and subsequent years.

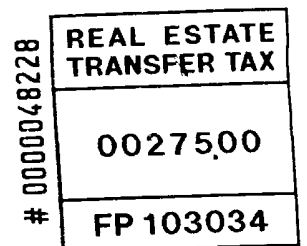
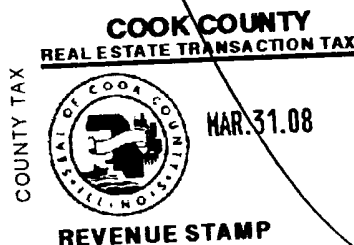
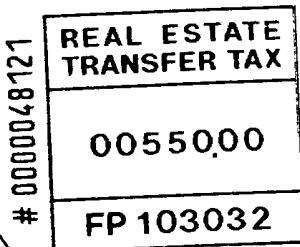
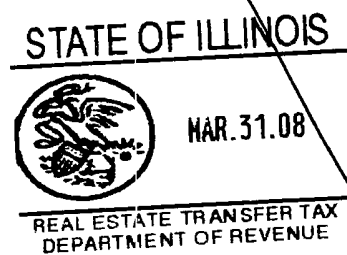
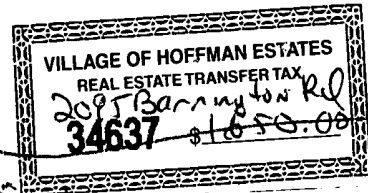
Permanent Real Estate Index Number: 07-06-101-004-0000

Commonly Known as: 2095 Barrington Road, Hoffman Estates, Cook County Illinois.

DATED this 19 day of March, 2008.

THIS IS NOT HOMESTEAD PROPERTY.


JOHN A. COYNE



28020579 / NW 1700209

Darnach

466

REC 37217

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN A. COYNE, personally known to me and to be the same individual 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 and for the uses and purposes therein set forth.

Given under my hand and official seal this 19 day of March, 2008.



Notary Public



Send Subsequent Tax Bills to:
Heidner Holdings, L.L.C.
399 Wall Street, Unit H
Glendale Heights, IL 60139

Property of Cook County Clerk's Office

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

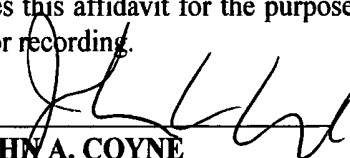
State of Illinois)
)
 County of) ss.

JOHN A. COYNE, being duly sworn on oath, states that he/she resides at **1015 Hickory Ridge Court, Frankfort, Illinois 60423**. That the attached deed is not in violation of 765 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 divisions 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 land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements 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. Conveyances 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.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered 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 configuration 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. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further states that **JOHN A. COYNE** makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.



 JOHN A. COYNE

SUBSCRIBED and SWORN to before me
 this 19 day of March 2008.



 NOTARY PUBLIC



UNOFFICIAL COPY

LEGAL DESCRIPTION:

THAT PART OF FRACTIONAL SECTION 6, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID FRACTIONAL SECTION 6; THENCE NORTH 0 DEGREES 14 MINUTES 50 SECONDS WEST ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 6, A DISTANCE OF 598.83 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 10 SECONDS EAST AT RIGHT ANGLES TO LAST DESCRIBED LINE, A DISTANCE OF 80.00 FEET TO A POINT ON THE EAST LINE OF A PERPETUAL EASEMENT FOR HIGHWAY PURPOSES GRANTED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION PER WARRANTY DEED RECORDED MAY 16, 1957 AS DOCUMENT 16906072, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF HASSELL ROAD, 100 FEET WIDE, AS DEDICATED IN BARRINGTON SQUARE INDUSTRIAL CENTER UNIT 1, BEING A SUBDIVISION OF PART OF SAID FRACTIONAL SECTION 6, AS PER PLAT THEREOF RECORDED NOVEMBER 20, 1970 PER DOCUMENT NUMBER 21323708 AND THE PLACE OF BEGINNING; THENCE NORTH 89 DEGREES 45 MINUTES 10 SECONDS EAST ALONG THE SOUTH LINE OF HASSELL ROAD, AS DEDICATED PER DOCUMENT NUMBER 21323708, A DISTANCE OF 188.72 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE OF HASSELL ROAD, BEING AN ARC OF A CIRCLE, HAVING A RADIUS OF 580 FEET, BEING CONVEX TO THE NORTH EAST, THE CHORD THEREOF HAVING A BEARING OF SOUTH 89 DEGREES 41 MINUTES 22 SECONDS EAST, A CHORD AND ARC DISTANCE OF 11.28 FEET; THENCE SOUTH 0 DEGREES 14 MINUTES 50 SECONDS EAST, A DISTANCE OF 199.89 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 10 SECONDS WEST, AT RIGHT ANGLES TO LAST DESCRIBED LINE, A DISTANCE OF 230 FEET TO A POINT ON THE EAST LINE OF BARRINGTON ROAD, AS DEDICATED PER DOCUMENT NUMBER 11113016; THENCE IN A NORTHERLY DIRECTION ALONG SAID EAST LINE OF BARRINGTON ROAD AND ALONG THE SOUTH LINE AND EAST LINE OF SAID PERPETUAL EASEMENT FOR HIGHWAY PURPOSES RECORDED PER DOCUMENT NUMBER 16906072 THE FOLLOWING THREE COURSES AND DISTANCE; (1) NORTH 0 DEGREES 14 MINUTES 50 SECONDS WEST, A DISTANCE OF 27 FEET; (2) THENCE NORTH 89 DEGREES 45 MINUTES 10 SECONDS EAST, A DISTANCE OF 30 FEET AND (3) THENCE NORTH 0 DEGREES 14 MINUTES 50 SECONDS WEST, A DISTANCE OF 173 FEET TO THE PLACE OF BEGINNING, (AND ALSO EXCEPTING THAT PART TAKEN FOR WIDENING BARRINGTON ROAD IN CASE 02 L 051381), ALL IN COOK COUNTY, ILLINOIS.