

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 0814908162 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/28/2008 10:39 AM Pg: 1 of 3

THIS INDENTURE made this 23rd day of May, 2008, between **EAST END PARTNERS, L.L.C.**, a limited liability company created and existing under and by virtue of the laws of the State of **Illinois**, pursuant to authority given by the **Managing Member** of said company, ("GRANTOR"), and **DONALD P. SHANK**, a married man, 245 South Orchard Drive, Park Forest, Illinois

NAME AND ADDRESS OF GRANTEE

("GRANTEE"),

FOR RECORDERS USE ONLY

WITNESSETH, that Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid, conveys and warrants to Grantee, the following described real estate:

The South 172.42 feet of that part of Lot 13 in the Circuit Court Partition of the Northeast 1/4 of Section 32 and the West 1/2 of the Northwest 1/4 of Section 33, Township 35 North, Range 14 East of the Third Principal Meridian, described as follows: Beginning at a point in the South line of said Lot 13 at a distance 80.00 feet from the Southwest corner of said Lot 13 and running thence East along the said line of Lot 13, a distance of 343.30 feet to the center line of the 100.00 foot easement granted to the State of Illinois for highway purposes; thence Northerly along the centerline of easement a distance of 636.00 feet; thence West along a line parallel to the South line of said Lot 13, a distance of 350.83 feet to a point 80.00 feet East of the West line of said Lot 13; thence Southerly along a line 80.00 feet East of and parallel to the West line of said Lot 13 to the place of beginning in Cook County, Illinois.

Address of Property: 3280 East End Avenue, South Chicago Heights, Illinois 60411
Permanent Index: 32-33-101-038

SUBJECT TO: (a) general real estate taxes not yet due and payable; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; and (f) party wall rights and agreements, if any.

situated in the County of Cook in the State of 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.

TO HAVE AND TO HOLD the above granted premises unto the Grantees forever, not as joint tenants, or as tenants in common, but as tenants by the entirety.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents the day and year first above written.

EAST END PARTNERS, L.L.C.

By:

William A. Rogers, Managing Member

TICOR TITLE

TICOR (38297)

3

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STATE OF ILLINOIS, COUNTY OF COOK, SS.

L. [Signature]

_____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **WILLIAM A. ROGERS, the Managing Member** of **EAST END PARTNERS, an Illinois limited liability company**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Managing Member, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 23 day of May, 2008.

[Signature]

Notary Public

Property of Cook County Clerk's Office

MAIL SUBSEQUENT TAX BILLS TO:

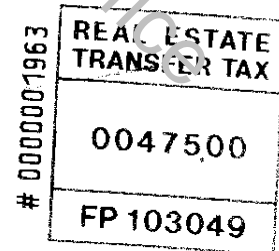
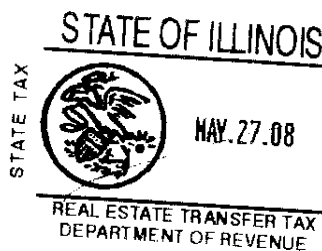
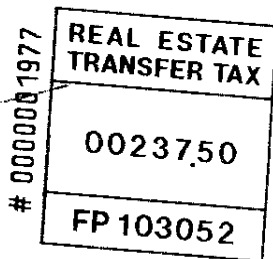
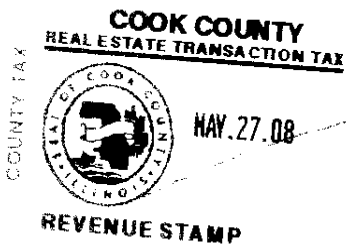
Mr. Donald P. Shank
~~65 East [Signature]~~
245 South Orchard Dr.
Park Forest, IL
60466

THIS INSTRUMENT PREPARED BY

William B. Phillips, Esq.
McParland & Phillips
221 North LaSalle Street
Chicago, Illinois 60601

AFTER RECORDING RETURN TO:

Daniel M. Greenberg, Esq.
Greenberg & Tierney
17900 Dixie Highway - Suite 11
Homewood, Illinois 60430



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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) SS.
 COUNTY OF)

WILLIAM A. ROGERS, being duly sworn on oath, states that he resides at 16W572 Hillside Lane, Willowbrook, Illinois 60527. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

A. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed.

OR

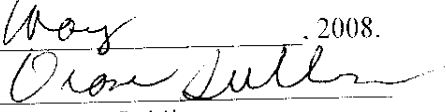
- B. The conveyance falls in one of the following exemptions enumerated in said paragraph 1.
1. The division or subdivisions of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
 2. The division of lots or blocks of less than 1 acre of any recorded subdivision which does not involve any new streets or easements of access;
 3. The sale or exchange of parcels of land between owners or adjoining and contiguous land;
 4. The conveyance of parcels of land or interest therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
 5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
 6. 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;
 7. Conveyances made to correct descriptions in prior conveyance;
 8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
 9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a 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.

CIRCLE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this Affidavit for the purpose of inducing the Recorder of Deeds of Kane County, Illinois to accept the attached deed for recording.


 WILLIAM A. ROGERS

SUBSCRIBED AND SWORN TO
 before me this 23 day of
May, 2008.


 Notary Public

