TRUSTEE'S DENOFFICIAL COPY

AFTER RECORDING MAIL TO: c/o Matt Hatfield 401 Irving Park Road Itasca, Illinois 60143

MAIL TAX BILL TO: c/o Matt Hatfield 401 Irving Park Road Itasca, Illinois 60143



Doc#: 1020210020 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 07/21/2010 11:40 AM Pg: 1 of 4

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The undersigned JEROME HARRIS, not personally but as Trustee under trust agreement dated July 1, 15.79 and known as trust number A1 ("GRANTOR"), having an address of 121 Waterford Circle, Kencho Mirage, CA 92270, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid CONVEYS AND QUITCLAIMS to 501-519 S. Consumers Ave., LLC, an Illinois limited liability company, ("GRANTEE") having an address of 401 Irving Park Road, Itasca, Illinois 60143, all interest in and to the real property situated in the County c. Cook, State of Illinois and legally described on Exhibit A attached hereto and incorporated herein by this reference, together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the said premises as above described unto the Grantee forever.

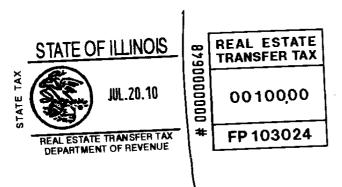
Permanent Index Number: 02-24-400-016-0000 and 02-24-400-019-0000

Property Address: 501-519 S. Consumers, Palatine, Illinois 60067

This deed is executed by Grantor as Trustee, as aforesaid, pursuent to and in the exercise of the power and authority granted to and vested in it by the terms of said deed or deeds in trust and the provisions of said trust agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

[Signature page follows]

Box 400-CTCC



1617817-2

REVENUE STAMP



HR

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EXHIBIT A LEGAL DESCRIPTION

Parcel 1

The North 23.5 feet of the part of the Southeast 1/4 of Section 24, Township 42 North, Range 10 East of the Third Principal Meridian, described as follows:

Beginning at a point in a line drawn 1484.34 feet West of and parallel with the East line of the said Southeas. 1/4, which point is a distance of 803.38 feet South of the North line of the said Southeast 1/4; thence South along the said parallel line a distance of 1,140.93 feet to a point which is a distance of +39 57 feet, North of the intersection of said parallel line, with the Northerly right of way line of the Northwest Highway, by Document Number 11113034; thence West perpendicular to the 1257 described parallel line, a distance of 231.40 feet to the East line of Consumers Avenue, as shown on the plat recorded December 30, 1963, as Document Number 19010004; thence North 21019 the East line of the said Consumers Avenue, a distance of 1,140.59 feet to the intersection ced line, with a line drawn a distance of 803.38 feet, South of and parallel with the North line of said Southeast 1/4; thence East along said parallel line a distance of 231.40 feet to the point of reginning, all in Cook County, Illinois.

Parcel 2

The East 338 feet of the South 402 feet, as measured along the East line of that part of the Southeast 1/4 of Section 24, Township 42 North, Range 10 East of the Third Principal Meridian, described as follows:

Beginning at a point in the North line of the Southeast ½ of said Section 24, which point is a distance of 1,484.34 feet West of the Northeast corner of sair Southeast 1/4; thence West along the north line of the said Southeast 1/4, a distance of 813.4 feet; thence South along a line drawn parallel with the East line of said Southeast 1/4, a distance of 803.38 feet; thence East along a line drawn parallel with the North line of said Southeast 1/4, a distance of 322 9 feet to the West line of Consumers Avenue, as shown on the Plat recorded December 30, 1963, a. Document Number 19010004; thence North along the West line of said Consumers Avenue; a distance of 30.0 feet to the North line of said Consumers Avenue; thence East along the North line of said Consumers Avenue, a distance of 60 feet to the East line of said Consumers Avenue; thence South along the East line of said Consumers Avenue, a distance of 30 feet; thence East along a line, drawn parallel with the North line of the said Southeast 1/4, a distance of 231.4 feet, to the intersection of said line, with a line, drawn 1484.34 feet West of and parallel with the East line of said Southeast 1/4; thence North along said parallel line a distance of 803.38 feet to the place of beginning, (except that part taken for Consumers Avenue), in Cook County, Illinois.

Permanent Index Number: 02-24-400-016-0000 and 02-24-400-019-0000

Property Address: 501-519 S. Consumers, Palatine, Illinois 60067

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)) SS.	
COUNTY OF COOK)	
		DOCUMENT No.

The undersigned, being duly sworn on oath, states that he is the Agent of Jerome Harris, as Trustee under Trust Agreement dated July 1, 1979 known as Trust number A1, and that the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception:

- 1. The division or subdivision of the land into parcels or tracts of five (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 one (1) acre in any recorded subdivision does not involve any new streets or easements of access;
- 3. The sale or schange of parcels of land between owners of adjoining and contiguous land;
- 4. The conveyance of parcels of land or interest therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easement of access;
- 5. The conveyance of land owners 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 conveyances;
- 8. The sale or exchange of parcels or tracts of land rate wing the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959, and act involving any new streets or easements of access;
- 9. The sale of a single lot of less than five (5) acres from a larger tract when a survey is made by an Illinois Registered Land 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 charger tract on October 1, 1983, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
- The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit for the purpose of inducing the RECORDER OF COUNTY, ILLINOIS to accept the attached deed for recording. (This affidavit is not applicable to Facsimile Assignment of Beneficial interest.)

Jerome Harris, as Trustee under Trust Agreement dated July 1, 1979 known as Trust number A1,

By:

Name: Byron S. Delman

Its:

Agent

SUBSCRIBED and SWORN to before me

this _______ day of July 2010

Notary:

OFFICIAL SEAL VICTORIA MCELROY

NOYARY PUBLIC - STATE OF ILLINOI MY COMMISSION EXPIRES:08/02/12

1755398-1

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed as of this
By: Arace Horris. JEROME HARRIS.
as Trustee under trust agreement dated July 1, 1979 and known
as trust number A1
we et age titulibel WI
State of <u>Colifornia</u>) SS County of <u>Riversiae</u>)
County of Riversale)
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JEROME HARPAS, 28 Trustee under trust agreement dated July 1, 1979 and known as trust number A1, is 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 instrument as his free and voluntary act, for the uses and purposes therein set forth.
Given under my hand and notarial seal this 15 day of February, 2010.
My commission expires on: Oct, 21, 2011

Commission # 1774732 Notary rubits California Riverside County

NAME AND ADDRESS OF PREPARER:

Daniel J. Cousino, Esq. Ungaretti & Harris LLP 3500 Three First National Plaza Chicago, Illinois 60602-4283