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This instrument prepared by and after recording should be returned to:

John J. Stocker, Esq. MKS, Attorneys at Law, LLC 225 West rlubbard Street, Suite 650 Chicago, Illinois 60654



Doc#: 1210933107 Fee: \$44.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 04/18/2012 01:44 PM Pg: 1 of 4

WARRANTY DEED

STATE OF ILLINOIS

COUNTY OF POOK

KNOW ALL MEN BY THESE PRESENTS:

THAT, Roy T. Jen kinson, an unmarried man, whose mailing address is 62 Hibbard Road, Northfield, Illinois 60093 (herein called "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration to Grantor paid by HRG Venture, LLC, an Illinois limited liability company, whose mailing address is c/o Jeremiah S. James, 2550 Waukegan Road, Suite 220, Glenview, Illinois 60025, (herein called "Grantee"), the receipt and sufficiency of which are hereby acknowledged, by these presents does GRANT, SELL and CONVEY unto Grantee, that certain tract of land described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes, together with all and singular, the improvements, fixtures, easements, rights-of-way, licenses, interests, rights, and appurtenances appertaining thereto, if any (herein collectively called the "Property") and does hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This Deed is executed by Grantor and accepted by Grantee subject to those matters listed in Exhibit "B" attached hereto and incorporated herein by reference (herein collectively called the "Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any way belonging, unto Grantee, its legal representatives, successors and assigns, forever; and Grantor does hereby bind itself and its legal representatives, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Encumbrances, unto Grantee, its legal representatives,

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successors and assigns.

WITNESS THE EXECUTION HEREOF as of the

3rd day of April, 20

GRANTOR:

Roy T. Jenkinson

attaining in Fact

Mail Tax Bills for HRG Venture, LC c/o Jeremiah S. James 2550 Waukegan Road Suite 220 Glenview, Illinois 60025

 COOK
 \$550.00

 ILLINOIS:
 \$1,100.00

707AL: \$1,650.00 95-30-201-011-0000 | 20120401600234 | TW70WZ

STATE OF ILLINOIS) ss:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Roy T. lenkinson personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they executed and delivered such instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this

day of April, 2012

Notary Public

OFFICIAL SEAL
MICHELLE E CROCKETT
Notary Public - State of Illinois

My Commission Expires Feb 5, 2013

My Commission Expires

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THE NORTH 185.76 FEET OF THE EAST 283 FEET OF LOT 3, IN SCHILDGEN'S SUBDIVISION OF THE NORTHEAST 1/4 AND THE NORTH 10 CHAINS OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THAT PART OF LOT 2 IN SCHILDGEN'S SUBDIVISION OF THE NORTHEAST 1/4 AND THE NORTH 10 CHAIMS OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING (EXCEPT LOTS 13 AND 20), A RESUBDIVISION OF A SUBDIVISION BY HENRY SMITH OF THE LAND DESCRIBED IN THE CAPTION OF SAID SCHILDGEN'S SUBDIVISION AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS OCTOBER 23, 1850 IN BOOK 29, PAGE 54 AS NO. 27485 IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 30, 303.0 FEET SOUTH OF THE NORTHEAST COPINER THEREOF; THENCE SOUTH ALONG SAID EAST LINE 77.24 FEET TO THE SOUTH LINE OF COT 2 IN SAID SCHILDGEN'S SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF LOT 2, 283.0 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30, 77.12 FEET MORE OR LESS TO A POINT 303.0 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30 AND THENCE EAST 283.0 FEET TO THE PLACE OF BEGINNING

PARCEL 3:

THAT PART OF LOTS 1 AND 2 IN SCHILDGEN'S SUBDIVISION LOCATED IN THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 13 EAST OF CHE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF WINNETKA AVENUE AND THE CENTER LINE OF HIBBARD ROAD, THENCE SOUTH 303 FEET ALONG THE CENTER LINE OF HIBBARD ROAD TO A POINT, THENCE WEST 283 FEET PARALLEL WITH THE CENTER LINE OF WINNETKA AVENUE AND 303 FEET SOUTH OF THE CENTER LINE OF HIBBARD ROAD TO A POINT IN THE CENTER LINE OF SAID WINNETKA AVENUE 283 FEET WEST OF THE CENTER LINE OF HIBBARD ROAD THENCE EAST ALONG THE CENTER LINE OF WINNETKA AVENUE 283 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s):

05-30-201-011-0000

05-30-201-013-0000

05-30-201-030-0000

Common Address:

Southwest Corner of Hibbard Road and Winnetka Avenue (62 Hibbard

Road), Northfield, Illinois 60093

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EXHIBIT B

Encumbrances

- 1. General real estate taxes for 2011 and subsequent years not yet due and payable.
- 2. Rights of the public, the State of Illinois and the Municipality in and to that part of the land being used as a public road known as Hibbard Road.
- 3. Easement in favor of Commonwealth Edison Company and the Illinois Bell Telephone Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as Document No. 16187781, in the Cook County Recorder's Office, Illinois.
- 4. Easement in favor of Village of Northfield for the purposes of constructing and maintaining a 5 foot sidewalk recorded/filed December 28, 1972 as Document No. 2217057, in the Cook County Recorder's Office, Illinois.