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This transaction is exempt under 35 ILCS 200/31-45 (b)

Doc#: 1421222019 Fee: \$48.00
RHSP Fee:\$9.00 RPPF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/31/2014 09:37 AM Pg: 1 of 6

Mary Ann

*671-575149424 ALLANT
10/24*

Property of Cook County Clerk's Office

WARRANTY DEED

The Grantor, Lutheran Social Services of Illinois, an Illinois not-for-profit corporation, in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, hereby CONVEYS and WARRANTS to the Grantee, Park Ridge Property Holdings, LLC, an Illinois limited liability company, 7040 N. Ridgeway, Lincolnwood, Illinois, and to their successors and assigns, the real estate situated in Cook County, Illinois legally described as follows:

The property is legally described in Exhibit A, attached hereto

Common address: 1601 N. Western Ave. Park Ridge, IL
PIN: 09-23-101-018-0000

Grantor warrants that the title to the property legally described above is good, indefeasible in fee simple and free and clear of encumbrances except for those set forth in Exhibit B, attached hereto and made a part hereof.

Dated: July 24, 2014



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 34720

LUTHERAN SOCIAL SERVICES OF ILLINOIS,
an Illinois not-for-profit corporation

By: *E. J. Draut*
Eric J. Draut
Executive Chairman

REAL ESTATE TRANSFER TAX		29-Jul-2014
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

09-23-101-018-0000 | 20140701615367 | 0-716-638-336

671-575149424

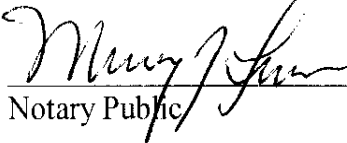
6.

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STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Eric J. Draut, personally known to me to be the Executive Chairman of Lutheran Social Services of Illinois and the same person whose name is subscribed to the foregoing Warranty Deed, 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 seal, this 24th day of July, 2014.



Notary Public



Send future tax bills to:

Park Ridge Properties, LLC
7040 N. Ridgeway
Lincolnwood, Illinois 60712

After recording return to:

Barry Comin
Much Shelist PC
191 N. Wacker Dr. – Suite 1800
Chicago, Illinois 60606

Prepared By:

Murray J. Lewison
Johnson & Colmar
2201 Waukegan Rd. – Suite 260
Bannockburn, Illinois 6015

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STREET ADDRESS: 1601 N. WESTERN AVE.

CITY: PARK RIDGE

COUNTY: COOK

TAX NUMBER: 09-23-101-018-0000

LEGAL DESCRIPTION:

LOT 1 IN ST. MATTHEW HOME SUBDIVISION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, **TOGETHER WITH THAT PART OF THE WEST 1/2 OF VACATED LINCOLN AVENUE, LYING EAST OF LOT 1 IN ST. MATTHEW HOME SUBDIVISION** AFORESAID, EXCEPT THE NORTH 53 FEET THEREOF EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE WEST 1/2 OF VACATED LINCOLN AVENUE AS RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22914210, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1 IN ST. ANSELM'S EPISCOPAL CHURCH RESUBDIVISION NUMBER 1 OF LOT 1 IN ST. ANSELM'S EPISCOPAL CHURCH SUBDIVISION OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 2, 1963 AS DOCUMENT 18987329 IN BOOK 557 OF PLATS, PAGE 21; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 53.04 FEET TO A LINE 53 FEET SOUTH OF AND PARALLEL WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 1, AS MEASURED AT RIGHT ANGLES THEREOF; THENCE WESTERLY ALONG A LINE PARALLEL WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 33.03 FEET TO THE CENTERLINE OF SAID VACATED LINCOLN AVENUE TO THE POINT OF BEGINNING FOR LAND HEREIN TO BE DESCRIBED THENCE CONTINUING WESTERLY ALONG A LINE PARALLEL WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 33.03 FEET TO THE WEST LINE OF SAID VACATED LINCOLN AVENUE; THENCE SOUTH ALONG THE WEST LINE OF SAID VACATED LINCOLN AVENUE A DISTANCE OF 73.09 FEET TO A POINT OF CURVE: THENCE SOUTHEASTERLY ALONG A CURVED LINE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 70 FEET, AND TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 70.97 FEET TO THE CENTERLINE OF SAID VACATED LINCOLN AVENUE; THENCE NORTH ALONG THE CENTERLINE OF SAID VACATED LINCOLN AVENUE, A DISTANCE OF 133.76 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS .

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General taxes not yet due and payable
2. Existing unrecorded lease of Rainbow Pallative Care
3. Restrictions contained in deed recorded August 5, 1957 as Document 16976599 and amended by Document 16992903 recorded August 22, 1957 relating to location of buildings to be erected on the land.
4. Grant of easement recorded January 23, 1958 as Document 17116683 to Middle States Telephone Company and the Commonwealth Edison Company
5. Easement over the areas shown by dotted lines and marked "Easement" as created by grant to Illinois Bell Telephone Company and the Commonwealth Edison Company and their successors and assigns as shown on the Plat of Subdivision recorded April 6, 1965 as Document 19427316.
6. Easement granted to the Illinois Bell Telephone Company and the Commonwealth Edison Company affecting the West 1/2 of Lincoln Avenue as set forth in the Plat of Subdivision recorded April 6, 1965 as Document 19427316.
7. Rights of the City of Park Ridge to maintain, operate, repair and replace poles, pipes, conduits, sewer mains, water mains, or any other facility now located in the street or portion thereof of vacated Lincoln Avenue as set forth in Ordinance vacating Lincoln Avenue recorded November 21, 1974 as Document 22914210.
8. Rights of the municipality, State of Illinois, the public and adjoining owners in and to the vacated alley.
9. Encroachment of concrete parking spaces located on the subject property onto the property East and adjoining as shown on survey made by Professionals Associated Survey, Inc. dated June 19, 2014 Order No. 14-87517.
10. Encroachment of fences located on the land to the north and adjoining on the subject land as shown on survey made by Professionals Associated Survey, Inc. dated June 19, 2014 Order No. 14-87517.
11. Encroachment of two sheds located on the land North and adjoining the subject land one by 1.74 feet and one by 0.13 feet as shown on the survey made by Professionals Associated Survey, Inc. dated June 19, 2014 Order No. 14-87517.
12. Encroachment of a concrete block wall located on the land North and adjoining on the subject land by 2.14 feet as shown on the survey made by Professionals Associated Survey, Inc. dated June 19, 2014 Order No. 14-87517.

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13. Encroachment of fences located on the land South and adjoining the subject land as shown on the survey made by Professionals Associated Survey, Inc. dated June 19, 2014 Order No. 14-87517.

14. Rights of the public and quasi-public utilities, if any, in said vacated alley for maintenance therein on poles, conduits, sewers and other facilities.

Property of Cook County Clerk's Office

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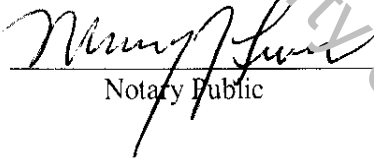
STATEMENT OF GRANTOR/GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, 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 another 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 July 24, 2014

Signature: 
Grantor or Agent

Subscribed and sworn to before me this 24th day of July, 2014.


Notary Public

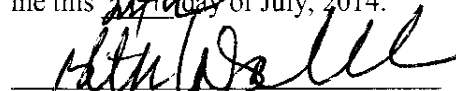


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another 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 7-24, 2014

Signature: 
Grantee or Agent

Subscribed and sworn to before me this 24th day of July, 2014.


Notary Public



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.

(Attach to deed or AB) to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.