

# UNOFFICIAL COPY



Prepared by:  
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Naperville, IL 60563

Doc#: 1429335030 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/20/2014 10:24 AM Pg: 1 of 3

## WARRANTY DEED STATUTORY (ILLINOIS)

THE GRANTOR,

ROBERT A. SCHMIDT, a married individual,  
with an address at 13655 Main Street, Lemont,  
Cook County, Illinois, 60439, for and in  
consideration of TEN DOLLARS, and other  
good and valuable consideration in hand paid,

CONVEYS and WARRANTS to

IHWII LLC, an Iowa limited liability company, with an address at 205 S. Iowa Avenue,  
Ottumwa, Wapello County, Iowa 52501, the following described Real Estate situated in the  
County of Cook, State of Illinois, to wit:

\* dba IBRT LLC

\*\*\*SEE ATTACHED LEGAL DESCRIPTION\*\*\*

Property Index Number: 22-15-200-019-0000

Property Address: 13655 Main Street, Lemont, Illinois 60439

SUBJECT TO general real estate taxes for 2014 and subsequent years, and covenants,  
conditions, easements and restrictions of record.

This property is not Homestead property.

DATED this 17<sup>th</sup> day of September, 2014.

Robert A. Schmidt

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P 3  
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INT D

Mail to :  
Scott David, Esq.  
Much Shelist, P.C.  
191 North Wacker Drive, Suite 1800  
Chicago, IL 60606

Send Subsequent Tax Bills To:  
Steve Carroll  
IHWII LLC  
13655 Main Street  
Lemont, IL 60439

BOX 333-CO

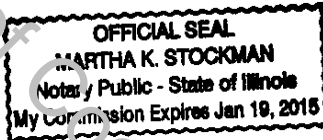
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State of Illinois        )  
                                   )ss  
 County of Kendall      )

I, Martha K. Stockman, the undersigned, a Notary Public in and for said County, DO HEREBY CERTIFY that Robert A. Schmidt is personally known to me to be 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 said instrument as a free and voluntary act, for the use and purposes therein set forth, including the waiver of the right of homestead.

Given under my hand and seal this 17<sup>th</sup> day of September, 2014.

  
 \_\_\_\_\_  
 Notary Public



REAL ESTATE TRANSFER TAX		24-Sep-2014
	COUNTY:	625.00
	ILLINOIS:	1,250.00
	TOTAL:	1,875.00

22-15-200-019-0000 | 20140901632144 | 2-054-640-768

PROVIDED BY  
 OF COOK COUNTY  
 Clerk's Office

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## Legal Description

Property Address: 13655 Main Street, Lemont

Property Identification Number: 22-15-200-019-0000

Parcel 1:

PART OF LOT 3 IN JOSEPH N. PEW'S DIVISION OF PART OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 21, 1911 AS DOCUMENT 4743736 IN COOK COUNTY, ILLINOIS. DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF THE GULF, MOBILE AND OHIO RAILROAD (AS SAID SOUTHERLY RIGHT OF WAY LINE IS SHOWN ON THE PLAT OF SURVEY MADE BY JAMES A. SCHUDT AND ASSOCIATES RECORDED AS DOCUMENT NUMBER 27090068 AS "THE PRESENT SOUTHERLY LINE OF THE G. M. & O. R. R. O. W.) AND THE WEST LINE OF THE EAST 120.5 FEET OF THE SOUTH EAST  $\frac{1}{4}$  OF SAID SECTION 15; THENCE DUE SOUTH 315.72 FEET ALONG LAST SAID WEST LINE; THENCE SOUTH 75 DEGREES 22 MINUTES 59 SECONDS WEST 297.27 FEET; THENCE NORTH 16 DEGREES 37 MINUTES 01 SECONDS WEST 256.56 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE GULF, MOBILE AND OHIO RAILROAD (AS SAID SOUTHERLY RIGHT OF WAY LINE IS HEREINABOVE DESCRIBED); THENCE NORTH 66 DEGREES 36 MINUTES 48 SECONDS EAST 390.06 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Parcel 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DEED RECORDED OCTOBER 26, 1978 AS DOCUMENT 24690228 FROM LA GRANGE STATE BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 1, 1978 AND KNOWN AS TRUST NUMBER 4999 TO GARFIELD PARK TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 9, 1982 AND KNOWN AS TRUST NUMBER 82-12-1 DATED DECEMBER 14, 1982 AND RECORDED DECEMBER 22, 1982 AS DOCUMENT 26446003 FOR PASSAGEWAY OVER THAT PART OF THE SOUTH EAST  $\frac{1}{4}$  OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A STRIP OF LAND 20 FEET IN WIDTH DESCRIBED AS EASTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING ON THE NORTHERLY RIGHT OF WAY LINE OF THE SAG-LEMONT HIGHWAY 313.73 FEET WESTERLY OF THE EAST LINE OF SAID SOUTH EAST  $\frac{1}{4}$  AS MEASURED ALONG THE SAID NORTHERLY LINE, THENCE NORTH 16 DEGREES 37 MINUTES 01 SECONDS WEST 385.75 FEET ON A LINE MAKING AN ANGLE FROM EAST TO NORTH FROM LAST SAID NORTHERLY LINE, OF 92 DEGREES 16 MINUTES 10 SECONDS; AND ALSO THE SAID EASEMENT BEING THE SOUTHERLY 40 FEET LYING NORTHERLY AND ADJACENT TO SAID SAG-LEMONT HIGHWAY LYING EAST OF FIRST DESCRIBED EASEMENT EXCEPTING THEREFROM THE EASTERLY 120.5 FEET AS MEASURED NORMAL TO SAID EAST LINE OF THE SOUTH EAST  $\frac{1}{4}$ , TO CONSTRUCT, MAINTAIN AND USE A ROADWAY FOR PURPOSES OF PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.