

# UNOFFICIAL COPY



Doc#: 1507822037 Fee: \$44.00  
RHSP Fee: \$9.00 FPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/19/2015 09:45 AM Pg: 1 of 4

*2011*  
C.T.I./W

15 NW 115015th

## QUIT CLAIM DEED

THE GRANTOR **HEARTLAND BANK AND TRUST COMPANY**, a national banking association existing under the laws of the United States of America with its principal place of business in Western Spring, Illinois, or and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEYS AND WARRANTS TO **HEARTLAND REAL ESTATE HOLDINGS, LLC**, an Illinois limited liability company, with its principal place of business in Western Springs, Illinois, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

Legal Description attached hereto as Exhibit "A"

Commonly known as: 13830 S. Pulaski Road, Crestwood, Illinois 60445  
Permanent Index Number: 28-03-204-006-0000

TO HAVE AND TO HOLD said premises, with all appurtenances thereunto belonging and all improvements thereon unto Heartland Real Estate Holdings, LLC forever.

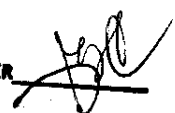
Dated this 20 Day of February, 2015

HEARTLAND BANK AND TRUST  
COMPANY

By: 

Its: SEU.P.

CCRD REVIEWER



4.

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STATE OF ILLINOIS       )  
  )  
COUNTY OF                    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard DiBernardo, Senior Vice President of Heartland Bank and Trust Company, 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 his free will and voluntary action as for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 20<sup>th</sup> day of February, 2015.

*Kelly Isdale*  
Notary Public



TAX EXEMPT PURSUANT TO PARAGRAPH E,  
SECTION 4, OF THE REAL ESTATE TRANSFER TAX ACT.

February 20, 2015 *Robert L. Dawidiuk*  
Date                                      Agent

**PREPARED BY AND MAIL TO:**

Robert L. Dawidiuk  
The Collins Law Firm, PC  
1770 Park Street, #200  
Naperville, IL 60563

*mail to ↓*  
**ADDRESS OF GRANTEE  
AND TAX BILLS TO:**

Heartland Real Estate Holdings, LLC  
c/o Richard DiBernardo  
4456 Wolf Road  
Western Springs, IL 60558  
(708-246-2200)

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## EXHIBIT A – LEGAL DESCRIPTION

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHEASTERLY OF THE CENTER LINE OF MIDLOTHIAN TURNPIKE THAT LIES EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF THE ILLINOIS STATE TOLL HIGHWAY, EXCEPTING THEREFROM THAT PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY LINE OF THE ILLINOIS STATE TOLL HIGHWAY I-294, AS WIDENED PER CONDEMNATION CASE NO. 58S8539, WITH THE SOUTHERLY LINE OF MIDLOTHIAN TURNPIKE, SAID SOUTHERLY LINE BEING A LINE 50.00 FEET SOUTHERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID MIDLOTHIAN TURNPIKE; THENCE NORTH 73 DEGREES 28 MINUTES 48 SECONDS EAST 66.00 FEET ALONG SAID SOUTHERLY LINE; THENCE SOUTH 18 DEGREES 10 MINUTES 39 SECONDS EAST 32.00 FEET; THENCE NORTH 70 DEGREES 49 MINUTES 21 SECONDS WEST 65.96 FEET TO SAID EASTERLY OF THE ILLINOIS STATE TOLL HIGHWAY I-294; THENCE NORTHWESTERLY 33.28 FEET ALONG SAID EASTERLY LINE, BEING THE ARC OF A CIRCLE OF 5584.58 FEET RADIUS CONCAVE TO THE NORTHEAST AND WHOSE CHORD BEARS NORTH 79 DEGREES 10 MINUTES 15 SECONDS WEST, TO A POINT; THENCE NORTH 18 DEGREES 26 MINUTES 41 SECONDS WEST 1.78 FEET, TO HEREIN DESCRIBED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; AND EXCEPTING THAT PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHEAST 1/4 SAID POINT BEING 50 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE NORTH 89 DEGREES 33 MINUTES 42 SECONDS WEST 53.60 FEET ALONG SAID SOUTH LINE, TO THE EASTERLY LINE OF ILLINOIS STATE TOLL HIGHWAY I-294, AS WIDENED PER CONDEMNATION CASE NO. 58S8539; THENCE NORTHWESTERLY 23.67 FEET ALONG SAID EASTERLY LINE, BEING THE ARC OF A CIRCLE OF 5584.58 FEET RADIUS CONCAVE TO THE NORTHEAST AND WHOSE CHORD BEARS NORTH 23 DEGREES 48 MINUTES 50 SECONDS WEST; THENCE NORTH 66 DEGREES 08 MINUTES 36 SECONDS EAST 69.08 FEET TO A POINT 50.00 FEET WEST OF THE EAST LINE AND 50 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4, THENCE SOUTH 0 DEGREES 01 MINUTES 25 SECONDS WEST 50.00 FEET, TO THE HEREIN DESIGNATED POINT OF BEGINNING, AND ALSO, THAT PART OF LOT 1 LYING EAST OF THE EASTERLY LINE OF ILLINOIS STATE TOLL HIGHWAY I-294 AS WIDENED PER CONDEMNATION CASE NO. 58S8539 AND LYING WEST OF THE EAST 17 FEET OF SAID LOT 1 IN ARTHUR T. MCINTOSH'S BLUE ISLAND FARMS SUBDIVISION IN SAID SECTION 3, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND EXCEPTING THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3 AFORESAID, LYING SOUTHERLY OF THE CENTER LINE OF THE MIDLOTHIAN TURNPIKE, DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 3; THENCE SOUTH 88 DEGREES 16 MINUTES 32 SECONDS WEST (THIS AND ALL SUBSEQUENT BEARINGS BASED ON THE ILLINOIS COORDINATE SYSTEM OF 1983, EAST ZONE), 68.69 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4; THENCE NORTH 26 DEGREES 11 MINUTES 26 SECONDS WEST, 38.04 TO THE POINT OF BEGINNING; THENCE SOUTH 63 DEGREES 57 MINUTES 59 SECONDS WEST, 32.85 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE TRI-STATE TOLLWAY; THENCE NORTHWESTERLY 429.08 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE BEING A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 5584.58 FEET AND A CHORD BEARING NORTH 22 DEGREES 53 MINUTES 45 SECONDS WEST, 428.97 FEET; THENCE NORTH 68 DEGREES 33 MINUTES 45 SECONDS EAST, 45.07 FEET; THENCE SOUTH 20 DEGREES 58 MINUTES 17 SECONDS EAST, 403.61 FEET; THENCE SOUTH 26 DEGREES 11 MINUTES 26 SECONDS EAST, 22.68 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

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## STATEMENT BY GRANTOR AND GRANTEE

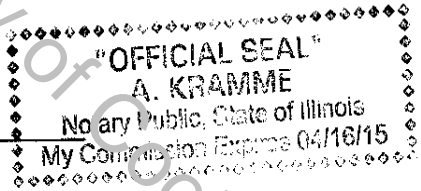
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated March 9, 2015 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said \_\_\_\_\_

this 9th day of March

2015  
[Signature]  
Notary Public



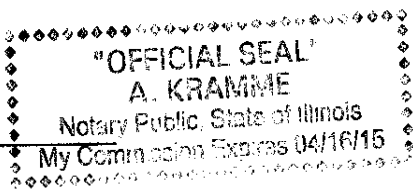
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated March 9, 2015 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said \_\_\_\_\_

this 9th day of March

2015  
[Signature]  
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 ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]