

# UNOFFICIAL COPY

Prepared by and return to:

Tim J. Emmitt  
Clark Hill PLC  
150 N. Michigan Ave. #2700  
Chicago, IL 60601



Doc#: 1512416089 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/04/2015 03:50 PM Pg: 1 of 5

Stewart Title NTS - Chicago  
10 S. Riverside Plaza, Suite 1450  
Chicago, IL 60606  
PH: 312-849-4400  
File No: 15000330341

1083

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, HUMBOLDT MFG. CO., an Illinois corporation ("Grantor") does hereby GRANT, CONVEY, BARGAIN AND SELL TO FAULK PROPERTIES, LTD., a Texas limited partnership, ("Grantee") having an address of 6135 Northdale, Houston, Texas 77087, and its successors and assigns, FOREVER, the real property located in the Village Schiller Park, County of Cook, State of Illinois, and more particularly described on Exhibit "A" attached hereto and made a part hereof, together with, all and singular, the tenements, hereditaments, easements, rights-of-way and appurtenances belonging or in anywise appertaining to the same, subject solely to the matters set forth on Exhibit "B" attached hereto and made a part hereof.

AND Grantor, for itself and its successors and assigns, hereby covenants with Grantee that it has not done or suffered to be done, anything whereby the said real property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor is lawfully seized of said real property in fee simple subject, however, to the matters set forth on Exhibit "B" attached hereto and made a part hereof; that Grantor has good right and lawful authority to sell and convey said real property; and hereby warrants the title to said real property and will WARRANT AND DEFEND the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

ADDRESS OF REAL ESTATE: 3801 N. 25<sup>th</sup> Avenue, Schiller Park, Illinois  
PINS: 12-21-210-017-0000  
12-21-210-027-0000  
12-21-201-019-0000

Mail Tax Bills to: (SIGNATURE APPEARS ON NEXT PAGE)  
Faulk Properties, LTD  
6135 Northdale St.  
Houston, TX 77087-5036

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IN WITNESS WHEREOF, the undersigned hereby executes this instrument as of the 30<sup>th</sup> day of April, 2015.

GRANTOR:

HUMBOLDT MFG. CO.,  
an Illinois corporation

By: Dennis Burgess  
Dennis Burgess, President

STATE OF ILLINOIS )  
                                          ) SS.  
COUNTY OF DeKalb )

I, Tim J. Emerson, a notary public IN AND FOR SAID County, in the State aforesaid, DO HEREBY CERTIFY that DENNIS BURGESS, 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 and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 30<sup>th</sup> day of April, 2015.

Tim J. Emerson  
Notary Public

REAL ESTATE TRANSFER TAX		05-May-2015
COUNTY:		650.00
ILLINOIS:		1,300.00
TOTAL:		1,950.00

12-21-210-017-0000 | 20150401681283 | 0-097-318-272

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## EXHIBIT "A" LEGAL DESCRIPTION

### PARCEL 1:

LOT 12 IN LIBERTY GARDENS, A SUBDIVISION OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 (EXCEPT THE NORTH 132.00 FEET OF THE WEST 1/4 THEREOF) OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART OF SAID LOT 12 CONVEYED TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION BY DEED RECORDED MARCH 11, 1981 AS DOCUMENT 25801470, DESCRIBED AS FOLLOWS: THAT PART LYING SOUTHERLY OF A LINE DRAWN RADIALLY TO THE CURVE OF 25TH AVENUE, FROM A POINT ON THE EAST LINE OF SAID LOT 12, A DISTANCE OF 50.00 FEET NORTH OF THE SOUTHERLY MOST CORNER OF SAID LOT 12 TO A POINT ON THE WESTERLY LINE OF SAID LOT 12, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF 25TH AVENUE, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS LIES BETWEEN ROSE STREET AND 25TH AVENUE (EXCEPT THAT PART CONVEYED TO THE COUNTY OF COOK BY DOCUMENT 11729814), IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

THE SOUTH 25.00 FEET OF LOT 3 (EXCEPT THE WEST 42.00 FEET THEREOF) IN CONTROL'S COMPANY OF AMERICA'S SUBDIVISION, BEING PART OF THE NORTHEAST 1/4 OF SECTION 21 AND THE NORTHWEST 1/4 OF FRACTIONAL SECTION 22, TOWNSHIP 40 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE MINNEAPOLIS ST. AND SAULT ST. MARIE RAILROAD AND NORTHEASTERLY OF THE CENTERLINE OF 25TH AVENUE, IN COOK COUNTY, ILLINOIS.



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## EXHIBIT "B"

### PERMITTED EXCEPTIONS

ANY EXCEPTION ARISING OUT OF AN ACT OF PURCHASER OR ITS REPRESENTATIVES, AGENTS, EMPLOYEES OR INDEPENDENT CONTRACTORS

REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

PROVISIONS CONTAINED IN PLAT OF SUBDIVISION AFORESAID RECORDED AS DOCUMENT 13136628 RELATING TO THE LOCATION AND CONSTRUCTION OF WATER WELLS AND WASTE DISPOSAL SYSTEMS.

GRANT TO THE PUBLIC OF A PERPETUAL EASEMENT OVER THE EAST 33.00 FEET OF THE LAND (WITH OTHER PROPERTY) FOR HIGHWAY PURPOSES AS DEDICATED BY PLAT OF DEDICATION MADE BY ALLEN SILMERT, AND OTHERS DATED SEPTEMBER 30, 1927 AND RECORDED SEPTEMBER 24, 1948 AS DOCUMENT 10155694.

EASEMENTS FOR WATER LINES, POLES AND ELECTRIC LINES AS DISCLOSED BY DEED RECORDED AS DOCUMENT 15572927 FROM SORENG MANUFACTURING COMPANY TO SORENG PRODUCTS CORPORATION.

EASEMENT 20.00 FEET IN WIDTH IN, UPON, UNDER AND ALONG PART OF LOT 12 COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT 12, WHICH IS 45.00 FEET NORTH OF THE INTERSECTION OF THE EAST AND WESTERLY LINES OF SAID LOT 12, AS MEASURED ON THE EAST LINE THEREOF; THENCE WEST PERPENDICULAR TO THE EAST LINE THEREOF; THENCE WEST PERPENDICULAR TO THE EAST LINE OF SAID LOT 12 TO THE WESTERLY LINE OF SAID LOT 12; THENCE NORTHWESTERLY ON THE WESTERLY LINE OF SAID LOT 12 TO A POINT; THENCE EAST ALONG A LINE, WHICH IS 20.00 FEET NORTH OF AND PARALLEL TO THE FIRST DESCRIBED LINE TO THE EAST OF SAID LOT 12; THENCE SOUTH TO THE POINT OF BEGINNING FOR THE PURPOSE OF INSTALLING, OPERATING, MAINTAINING, REPAIRING AND REPLACING A SEWER LINE FOR PUBLIC USE AS CREATED BY GRANT TO VILLAGE OF SCHILLER PARK, ILLINOIS RECORDED JANUARY 19, 1967 AS DOCUMENT 20046499

GRANT OF EASEMENT RECORDED MARCH 5, 1969 AS DOCUMENT 20773348 MADE BY DI-ACRA BLDG CORP., A CORPORATION OF ILLINOIS, TO THE ILLINOIS BELL TELEPHONE COMPANY ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE COMMUNICATIONS AND ELECTRIC SYSTEMS CONSISTING OF CONDUITS, TRANSMISSION OF SOUNDS AND SIGNALS TOGETHER WITH THE RIGHT OF ACCESS TO THE SAME, INCLUDING THE RIGHT TO CLEAR AND KEEP CLEARED SUCH TREES, ROOTS, BUSHES AND OTHER OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REQUIRED UPON, OVER, ALONG AND ACROSS THE SOUTH 5.00 FEET OF THE NORTH 185.00 FEET OF LOT 12.

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## PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

Dennis Burgess, President of Humboldt Mfg. Co.

being duly sworn on oath, states that he resides at 4534 N. Cumberland, #202, Chicago, IL 60656. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed; - OR - the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests herein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. 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.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered 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 the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Dennis Burgess  
 Dennis Burgess, President  
 Humboldt Mfg. Co.

SUBSCRIBED and SWORN to before me

this 30<sup>th</sup> day of April, 2015  
Tim J. Emmitt

