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Doc#: 1611208004 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/21/2016 08:44 AM Pg: 1 of 5

After Recording Return To:

Cathleen M. Keating
Martin, Craig, Chester, Sonnenschein
2215 York Road, Suite 550
Oak Brook, IL 60523

Dec ID 20160401689455
ST/CO Stamp 1-505-623-616

WARRANTY DEED

8980053 / 20160204 / 1003 AC (Space Above This Line for Recording Data)

THE GRANTOR, DOROLYN ACADEMY OF MUSIC, a not for profit corporation created and existing under and by virtue of the laws of the State of Illinois, of 411 South Boulevard, Oak Park, IL 60302, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said not for profit corporation, CONVEYS and WARRANTS to GRANTEE, 411 SOUTH BOULEVARD LLC, an Illinois limited liability company, of 400 Ashland Avenue, River Forest, IL 60305, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof.

Permanent Real Estate Index No.: 16-07-405-007-0000 and 16-07-405-029-0000
Address of Property: 411 South Boulevard, Oak Park, Illinois 60302

TO HAVE AND TO HOLD said premises in fee simple forever, SUBJECT only to: (1) real estate taxes not yet due and payable; (2) terms, provisions, and conditions relating to the easement described as Parcel 2 contained in the instrument creating such easement, easement to be used by the grantee only at such time as ingress and egress to South Boulevard is temporarily impeded or closed, and rights of the owner or owners of the adjoining land to the concurrent use of the easement; (3) encroachment of the building located mainly on the land east and adjoining onto land by up to .15 feet; (4) matters arising out of any act of Grantee or Grantee's representatives; and (5) local, state and federal laws, ordinances, rules and regulations.

EXEMPT UNDER PROVISIONS OF SECTION 31-45 (b),
REAL ESTATE TRANSFER TAX ACT (35 ILCS 200/31-45(b))

4/12/16
Date

K. O. Meehan
Representative

This Instrument Prepared by:
K. O. Meehan
Gould & Ratner LLP
222 N. LaSalle Street, Suite 800
Chicago, Illinois 60601

Send Subsequent Tax Bills to:
411 South Boulevard, LLC
400 Ashland Avenue
River Forest, IL 60305

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DATED this 11th day of March, 2016.

DOROLYN ACADEMY OF MUSIC, an Illinois
Not for Profit Corporation

By: *Dorothy Bounds*
Dorothy Bounds, President

STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.

I Lizbeth Ramirez the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dorothy Bounds, as President for Dorolyn Academy of Music, 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 she signed, sealed and delivered the said instrument as her free and voluntary act and as the free and voluntary act of the Corporation, pursuant to authority given by the Board of Directors, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11th day of March, 2016.

Lizbeth Ramirez
Notary Public

My Commission Expires:

05/23/2017

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EXHIBIT A



Legal Description


PARCEL 1:

LOT 3 AND THE EAST 24 1/2 FEET OF LOT 4 IN BLOCK 44 OF THE VILLAGE OF RIDGELAND, A SUBDIVISION OF THE EAST 1/2 OF SECTION 7 ALSO THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

AN NON-EXCLUSIVE EASEMENT CREATED BY WARRANTY DEED RECORDED SEPTEMBER 15, 1960 AS DOCUMENT NUMBER 17964833 MADE BY JAMES D. VAN DOREN AND MARGARET M. VAN DOREN TO JAMES C. CURTIS CASSET COMPANY FOR INGRESS AND EGRESS FROM THE ABOVE DESCRIBED PROPERTY TO THE EAST AND WEST ALLEY SOUTH OF AND ADJOINING THE ABOVE DESCRIBED PROPERTY, OVER THE SOUTH 110 FEET OF THE WEST 7 1/2 FEET OF THE EAST 32 FEET OF SAID LOT 4, SAID EASEMENT TO BE USED BY GRANTEE, ITS SUCCESSORS AND ASSIGNS ONLY AT SUCH TIME AS INGRESS AND EGRESS TO SOUTH BOULEVARD IS TEMPORARILY IMPEDED OR CLOSED, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		15-Apr-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
16-07-405-007-0000 20160401689455 1-505-623-616		

Real Estate Transfer Tax	
\$5,120.00	
 Oak Park	www.oak-park.us

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his/her 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 title to real estate under the laws of the State of Illinois.

Date: 4/12/16 Signature: *Karen Dzielinski Muehlen*
Grantor AGENT

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 12th DAY OF ~~March~~, 2016.

Lark Marie Gray
Notary Public



The grantee or his/her agent affirms 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 title to real estate under the laws of the State of Illinois.

Date: 4/12/16 Signature: *Karen Dzielinski Muehlen*
Grantee AGENT

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 12th DAY OF ~~March~~, 2016.

Lark Marie Gray
Notary Public



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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 008980053 D2
STREET ADDRESS: 411 SOUTH BOULEVARD
CITY: OAK PARK COUNTY: COOK
TAX NUMBER: 16-07-405-007-0000

LEGAL DESCRIPTION:

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