

285

# UNOFFICIAL COPY

NAT  
18-280785

## WARRANTY DEED

Doc#. 1812801274 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/08/2018 01:27 PM Pg: 1 of 3

Dec ID 20180401646805  
ST/CO Stamp 0-720-410-912 ST Tax \$850.00 CO Tax \$425.00

THE GRANTOR, GERASKEY FRANTIK LLC, operating in the City of Lemont, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to 308 CANAL LLC

(GRANTEE'S ADDRESS) 8525 Kearney Rd., Downers Grove, IL 60516«Buyer\_full\_address», of the County of DuPage, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

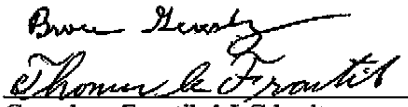
See Attached Exhibit A

**Permanent Real Estate Index Number(s)** 22-20-403-006-0000  
**Address(es) of Real Estate:** 44 Stephen Street, Lemont, Illinois 60439

**TO HAVE AND TO HOLD SUCH PREMISES SUBJECT TO:** covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, the second installment of general taxes for the year 2017 and subsequent years including taxes which may accrue by reason of new or additional improvements during those year(s).

THIS IS NOT HOMESTEAD PROPERTY.

Dated this 18th day of April, 2018

  
\_\_\_\_\_  
Geraskey Frantik LLC by its  
managers

**UNOFFICIAL COPY**

STATE OF ILLINOIS, COUNTY OF Will County ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Bruce Geraskey and Tom Frantik, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, as managers of Geraskey Frantik LLC.

Given under my hand and official seal, this 18<sup>th</sup> day of April, 2018





*Betsy Illingworth* (Notary Public)

**Prepared By:** Mark C. Metzger  
1807 W. Diehl Rd, Ste 105  
Naperville, Illinois 60563

**Mail To:**  
Robert S. Andrew  
6817 W. North Ave.  
Oak Park, IL 60302

**Name & Address of Taxpayer:**  
308 Canal LLC  
8525 Kearney Rd.  
Downers Grove, IL 60516

**REAL ESTATE TRANSFER TAX**

		18-Apr-2018
		COUNTY: 425.00
		ILLINOIS: 850.00
		TOTAL: 1,275.00
22-20-403-006-0000	2018/04/18 0646805	0-720-410-912

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

15828-18-280785-IL

Property Address: 44 Stephen St., Lemont, IL 60439

Parcel ID: 22-20-403-006-0000

THAT PART OF BLOCK 5 IN SINGER AND TALCOTT'S STONE COMPANY SUBDIVISION RECORDED JUNE 4, 1872 AS DOCUMENT NUMBER 14986, BEING A SUBDIVISION OF THAT PART OF THE WEST ½ OF THE SOUTH EAST ¼ OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF ILLINOIS AND MICHIGAN CANAL DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID BLOCK 5 WHICH IS 105 FEET SOUTHEASTERLY OF THE NORTH EAST CORNER OF SAID BLOCK 5 MEASURED ALONG THE SAID EASTERLY LINE; RUNNING THENCE SOUTH WEST PARALLEL TO THE NORTHERLY LINE OF SAID BLOCK 5, A DISTANCE OF 180 FEET; THENCE RUNNING SOUTH EAST PARALLEL TO THE EASTERLY LINE OF SAID BLOCK 5, A DISTANCE OF 105 FEET MORE OR LESS, TO THE NORTHERLY LINE OF ILLINOIS AND MICHIGAN CANAL RESERVE STRIP, RUNNING THENCE NORTH EAST ALONG SAID ILLINOIS AND MICHIGAN CANAL STRIP A DISTANCE OF 180 FEET TO THE EASTERLY LINE OF SAID BLOCK 5, RUNNING THENCE NORTH WEST ALONG THE EASTERLY LINE OF SAID BLOCK 5, A DISTANCE OF 105 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING IN LEMONT, COOK COUNTY, ILLINOIS, EXCEPTING THE FOLLOWING PORTION:

BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF SAID BLOCK 5; THENCE ON AN ASSUMED BEARING OF SOUTH 54 DEGREES, 45 MINUTES 54 SECONDS WEST ALONG THE SOUTHERLY LINE OF BLOCK 5, 10.50 FEET; THENCE NORTH 35 DEGREES 00 MINUTES 02 SECONDS WEST, 80.00 FEET; THENCE NORTH 54 DEGREES 45 MINUTES 54 SECONDS EAST, 10.50 FEET TO A POINT ON THE EASTERLY LINE OF BLOCK 5; THENCE SOUTH 37 DEGREES 00 MINUTES 03 SECONDS EAST, 80.00 FEET ALONG THE EASTERLY LINE OF BLOCK 5, TO THE POINT OF BEGINNING, ALL IN LEMONT, COOK COUNTY, ILLINOIS, WHICH PORTION WAS PREVIOUSLY CONVEYED TO THE VILLAGE OF LEMONT IN A WARRANTY DEED RECORDED ON JUNE 3, 1992 AS DOCUMENT NO. 92-387449 IN COOK COUNTY, ILLINOIS.