

# UNOFFICIAL COPY

**PREPARED BY:**

Law Offices of David R. Schlueter, Ltd.  
401 W. Irving Park Road  
Itasca, IL 60143

Doc#: 1823457034 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/22/2018 09:57 AM Pg: 1 of 4

**MAIL TAX BILL TO:**

Bloomington Business Complex, LLC  
5750 W. Bloomington Ave., Unit 1  
Chicago, IL 60639

Dec ID 20180801661861  
ST/CO Stamp 1-961-230-112 ST Tax \$480.00 CO Tax \$240.00  
City Stamp 1-444-413-600 City Tax: \$5,040.00

**MAIL RECORDED DEED TO:**

SAME AS ABOVE

**WARRANTY DEED**  
(Illinois)

THE GRANTOR(S), Michael P. Noonan Married to Ruth Noonan of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, of the first part, CONVEYS and WARRANT(S) to Bloomington Business Complex LLC of CHICAGO, ILLINOIS, party of the second part, the following described Real Estate, situated in the County of COOK, in the State of Illinois, to wit:

See Attached

THIS IS NOT HOMESTEAD PROPERTY.

Permanent Tax Number: 13-32-400-029-0000

Commonly known as: 1823 N. Monitor Ave., Chicago, IL 60639

In Witness Whereof, said party of the first part has caused its name to be signed to lines presents by its Authorized Member or Manager this 21st day of AUGUST, 2018.

Michael P. Noonan



CT/1800771LFE  
NSC DW

By

*Michael P. Noonan*  
*Ed A. Collet*

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STATE OF ILLINOIS

SS

COUNTY OF COOK

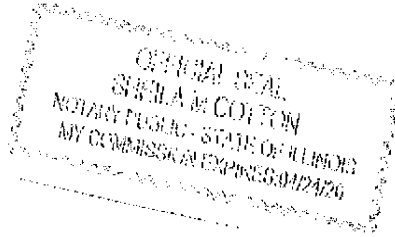
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that ~~Michael P. Noonan~~ <sup>David J. ...</sup>, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 20 day of Aug, 2018

Shirley M Cotton  
Notary Public

My commission expires: \_\_\_\_\_

~~Exempt under the provisions of paragraph \_\_\_\_\_~~



Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

Order No.: 18007771LFE

For APN/Parcel ID(s): 13-32-400-029-0000

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### PARCEL "A":

THAT PART OF LOT 3 IN KEENEY INDUSTRIAL DISTRICT, BEING AN OWNER'S DIVISION IN THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:: COMMENCING AT A POINT IN THE WEST LINE OF LOT 3 IN SAID KEENEY INDUSTRIAL DISTRICT, BEING THE EAST LINE OF NORTH MONITOR AVENUE, 343.78 FEET NORTH OF THE SOUTH LINE OF LOT 4 IN SAID KEENEY INDUSTRIAL DISTRICT; THENCE NORTH ALONG THE EAST LINE OF NORTH MONITOR AVENUE, A DISTANCE OF 160 FEET; THENCE EAST ALONG A LINE DRAWN PARALLEL WITH AND 503.78 FEET NORTH OF THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 358.03 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE LAND CONVEYED TO THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY BY DEED DATED OCTOBER 4, 1932 AND RECORDED NOVEMBER 9, 1932, AS DOCUMENT NUMBER 11162537; THENCE SOUTHEASTERLY ALONG THE SAID RIGHT OF WAY LINE, BEING A STRAIGHT LINE, A DISTANCE OF 80.99 FEET; THENCE CONTINUING SOUTHEASTERLY ALONG THE SAID RIGHT OF WAY LINE, BEING A CURVED LINE CONVEXED SOUTHWESTERLY AND HAVING A RADIUS OF 487.06 FEET, A DISTANCE OF 105.24 FEET (ARC) TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 343.78 FEET NORTH OF THE SOUTH LINE OF LOT 4 AFORESAID; THENCE WEST ALONG THE SAID PARALLEL LINE A DISTANCE OF 450.99 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

### PARCEL "B":

THAT PART OF LOT 3 IN KEENEY INDUSTRIAL DISTRICT, BEING AN OWNER'S DIVISION IN THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:: COMMENCING AT A POINT ON THE WEST LINE OF SAID LOT 3, 41 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; AND RUNNING THENCE EAST ALONG A LINE DRAWN PARALLEL WITH AND 41 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 138.91 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY CONVEYED TO THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD BY SPECIAL WARRANTY DEED RECORDED NOVEMBER 9, 1932 AS DOCUMENT NUMBER 11162537; THENCE SOUTHEASTERLY ALONG THE SAID RIGHT OF WAY LINE, BEING A CURVED LINE CONVEXED NORTHEASTERLY AND HAVING A RADIUS OF 467.52 FEET, A DISTANCE OF 308.12 FEET (ARC); THENCE CONTINUING SOUTHEASTERLY ALONG THE SAID RIGHT OF WAY LINE, BEING A STRAIGHT LINE TANGENT TO THE SAID CURVED LINE, A DISTANCE OF 8.19 FEET TO AN INTERSECTION WITH A LINE 503.78 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 4 IN SAID KEENEY INDUSTRIAL DISTRICT; THENCE WEST ALONG THE SAID PARALLEL LINE A DISTANCE OF 358.03 FEET TO AN INTERSECTION WITH THE SAID WEST LINE OF LOT 3 IN SAID KEENEY INDUSTRIAL DISTRICT; THENCE NORTH ALONG SAID WEST LINE OF LOT 3, A DISTANCE OF 217.66 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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## PLAT ACT AFFIDAVIT

STATE OF IL

Escrow No.: 18007771LFE

COUNTY OF Cook

245 Lawrence Ave, Chicago, IL 60639

Michael P. Noonan, being duly sworn on oath, states that he resides at 245 Lawrence Ave, Chicago, IL 60639. 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 -
2. The division or subdivision of the land into parcels or tracts of five (5) 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 (1) 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 therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement 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 (2) parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Michael P. Noonan  
Michael P. Noonan

STATE OF IL

COUNTY OF Cook

Subscribed and sworn to before me this 20 of Aug 2018.

Sheila M Cotton  
Notary Public

