





# UNOFFICIAL COPY

## EXHIBIT 'A' LEGAL DESCRIPTION

AN UNDIVIDED 14% INTEREST IN AND TO:

THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING BOUNDED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF ASHLAND AVENUE, SAID LINE BEING 35.00 FEET EASTERLY OF (MEASURED PERPENDICULAR TO) THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32 WITH THE NORTH LINE OF THE SOUTH 168.00 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH 01 DEGREES 25 MINUTES 11 SECONDS WEST (BASIS OF BEARINGS – ILLINOIS STATE PLANE COORDINATES – EAST ZONE – NAD83) ALONG SAID EASTERN RIGHT-OF-WAY LINE 285.30 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 12 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 305.36 FEET; THENCE SOUTH 01 DEGREES 25 MINUTES 11 SECONDS EAST PARALLEL WITH THE AFORESAID EASTERN RIGHT-OF-WAY LINE OF ASHLAND AVENUE 285.30 FEET TO THE NORTH LINE OF THE SOUTH 168.00 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH 88 DEGREES 36 MINUTES 12 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH 168.00 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 305.36 FEET TO THE POINT OF BEGINNING, CONTAINING 2.000 ACRES, MORE OR LESS.

PERMANENT REAL ESTATE TAX NUMBERS:

A portion of 17-32-300-007-0000  
 17-32-300-008-0000  
 17-32-300-009-0000  
 17-32-300-010-0000  
 17-32-300-011-0000  
 A portion of 17-32-300-014-0000  
 A portion of 17-32-300-015-0000  
 A portion of 17-32-300-151-0000

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STATEMENT BY GRANTOR AND GRANTEE

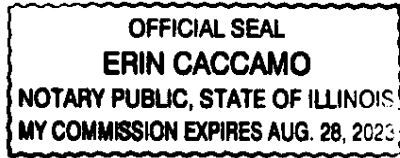
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 10/9/20, \_\_\_\_\_ Signature: [Signature]  
Grantor or Agent

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

this 9 day of October  
2020

[Signature]  
Notary Public



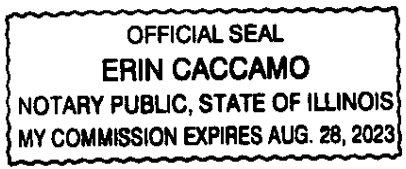
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 10/9/20, \_\_\_\_\_ Signature: [Signature]  
Grantee or Agent

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

this 9 day of October  
2020

[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.]

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF COOK            )

Lawrence M. Freedman, being duly sworn on oath, states that he offices at 77 W. Washington Street, Chicago, Illinois 60602. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

**A.** Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed.

-OR-

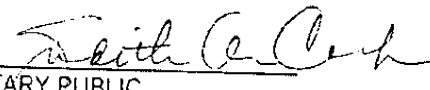
**B.** The conveyance falls in one of the following exemptions enumerated in said Paragraph 1.


1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre of any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interest therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. 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;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a 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.
10. The instrument aforesaid is a conveyance of an existing parcel or tract of land.

CIRCLE NUMBER AND/OR LETTER 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.

SUBSCRIBED AND SWORN to  
Before me this 9th of October, 2020

  
NOTARY PUBLIC

  
Lawrence M. Freedman

