

UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

NO. 804  
OCTOBER, 1962

COOK COUNTY, ILLINOIS  
OFFICIAL RECORD

WARRANTY DEED

Statutory (ILLINOIS)

MAR 1 1974 2 11 PM

\*22642586

22 642 586

(Corporation to Individual)

(The Above Space For Recorder's Use Only)

THE GRANTOR HOFFMAN ROSNER CORPORATION,

Corporation created and existing under and by virtue of the laws of the State of Delaware  
and duly authorized to transact business in the State of Illinois, for and in consideration of  
the sum of Ten (\$10.00) DOLLARS,  
and other good and valuable consideration

in hand paid and pursuant to authority given by the Board of Directors of said corporation  
CONVEYS and WARRANTS unto Julio Mendelson, a spinster, of 221 North  
LaSalle Street

of the City of Chicago in the County of Cook and State of  
Illinois the following described Real Estate situated in the County of  
Cook in the State of Illinois, to wit:

That part of the North 1/2 of the South West 1/4 of Section 25,  
Township 35 North, Range 14 East of the Third Principal Meridian,  
in Cook County, Illinois described as follows:  
Beginning at the South East corner of the North West 1/4 of the  
South West 1/4 of Said Section 25; thence Westward along the  
South line of the said North West 1/4 of the South West 1/4 South  
89 degrees 09 minutes 20 seconds West, a distance of 170.87 feet;  
thence Northward along the East line of the West 1158.03 feet of  
said North West 1/4 of the South West 1/4 N. 00 degrees 39 minutes  
10 seconds West, a distance of 150.00 feet; thence Westward along  
the North line of the South 150 feet of the said North West 1/4 of  
the South West 1/4, South 89 degrees 09 minutes 20 seconds West, a  
distance of 435.00 feet; thence Northward along the East line of  
the West 723.03 feet of the said North West 1/4 of the South West  
1/4 North 00 degrees 39 minutes 10 seconds West, a distance of  
450.00 feet; thence North 89 degrees 09 minutes 20 seconds East,  
a distance of 631.80 feet; thence South 32 degrees 11 minutes 01  
seconds East, a distance of 135.33 feet to a point of curvature;  
thence Southeastward along a curved line convex to the North East  
of 307.32 feet in radius, for an arc length of 14.68 feet to a  
point of tangency; thence Southerly along the Westerly line of  
Jeffrey Avenue, as dedicated as a part of Southdale Subdivision Unit  
No. III, South 5 degrees 12 minutes 35 seconds East, a distance of  
209.68 feet to the North East corner of Lot 1 of Sauk-Deffert  
Commercial Unit No. 1, according to the Plat thereof recorded  
February 28, 1973 as Document No. 22235543; thence Westward along  
the North line of said Lot 1, South 89 degrees 26 minutes 09  
seconds West, a distance of 157.63 feet; thence Southward along  
the West line of said Lot 1, South 00 degrees 52 minutes 38 seconds  
East, a distance of 139.23 feet to the point of beginning.

\* Subject to: Real Estate Taxes for 1974 and subsequent years; building  
and zoning laws and ordinances; rights of way for drainage ditches, tiles,  
laterals and feeders, if any; rights of the public, municipality and State  
of Illinois in and to the part of the Premises used or dedicated for roads  
and highways, if any; rights, interest and easements of the Lincoln-Lansing  
Drainage District; special assessments levied after May 17, 1973; public  
and private roadway and utility easements of record, if any; rights of  
persons claiming through or under Purchaser; covenants, conditions and  
restrictions of record, if any.



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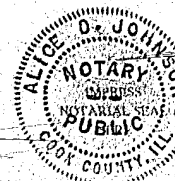
Property of Cook County

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Assistant Secretary, this 25th day of February, 19 74.



HOFFMAN ROSNER CORPORATION  
(NAME OF CORPORATION)  
BY W. E. Griffin, Sr. Vice President  
ATTEST Bruce A. McLennan Assistant Secretary

I, W. E. Griffin, Sr., Vice President of the Hoffman Rosner Corporation, personally known to me to be the Vice President of the Hoffman Rosner Corporation, and Bruce A. McLennan, personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Assistant Secretary, they signed and delivered the said instrument as Vice President and Assistant Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.



Given under my hand and official seal, this 25th day of February, 19 74.

Commission expires Nov 23 19 75 Alice D. Johnson  
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY  
Bruce A. McLennan  
1070 North Cicero Road, Suite 1548  
Chicago, Illinois 60601

MAIL TO  
LAWRENCE S. BROOKS  
521 Michigan St. Suite 1548  
Chicago, Illinois 60601

ADDRESS OF PROPERTY

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
First National Development Co.  
5230 W. 159th Street  
Oak Forest, Ill. 60452

OR  
RECORDER'S OFFICE BOX NO. BOX 523

AFFIX "RIDERS" OR REVENUE STAMPS HERE

DOCUMENT NUMBER

22 642 586

## Affidavit - Metes and Bounds

STATE OF ILLINOIS

COUNTY OF COOK

ss.

Document #

Bruce A. McLennan

being duly sworn on oath,

states that he resides at Oak Park, Illinois

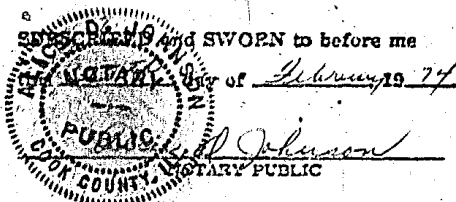
That the attached deed is not in violation of Section 1 of Chapter 105 of the Illinois Revised Statutes for one of the following reasons:

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 in 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 interests therein for use as right of way for railroads or other public utility facilities, 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 existing on the date of the amendment, into no more than 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 Illinois, to accept the attached deed for recording.

*Bruce A. McLennan*



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a distance of 621.80 feet; thence South 52 degrees 11 minutes 01  
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BUYER OF APPEAL

END OF RECORDED DOCUMENT