

GEORGE E. COLE
LEGAL FORMS

NO. 804
OCTOBER, 1975

WARRANTY DEED

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Statutory (ILLINOIS)

MAY 25 12 53 PM '76

23 499 024

George A. Hodges
Notary Public

23499024

(Corporation to Individual)

(The Above Space For Recorder's Use Only)

THE GRANTOR, MID-AMERICA INVESTMENT CORPORATION,

a corporation created and existing under and by virtue of the laws of the State of Illinois
and duly authorized to transact business in the State of Illinois for and in consideration of
the sum of TEN and no/100 (\$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 to THOMAS PHILBIN and PHILOMENA PHILBIN, his
wife, not in Tenancy in Common, but in JOINT TENANCY, 4029 N. Mason Av.,
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: PARCEL 1: THAT PART OF THE
N.W. 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD
PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON
THE WEST LINE OF THE EAST 1/2 OF THE N.W. 1/4, 467.88 FEET NORTH OF
THE S.W. CORNER; THENCE RUNNING EAST 200 FEET FOR A POINT OF BEGIN-
NING; RUNNING THENCE NORTH 57.86 FEET; THENCE EAST 95 FEET, MORE OR
LESS, TO THE WEST LINE OF LOCUST STREET EXTENDED SOUTH; RUNNING
THENCE SOUTH ALONG THE WEST LINE OF SAID LOCUST STREET, AS EXTENDED,
57.86 FEET; RUNNING THENCE WEST 95 FEET, MORE OR LESS TO A POINT 200
FEET EAST OF THE WEST LINE OF THE EAST 1/2 OF SAID N.W. 1/4, IN COOK
COUNTY, ILLINOIS, ALSO PARCEL 2: THE EASTERLY 33 FEET OF THE WESTERLY
330.67 FEET OF THE SOUTH 1/2 OF THE NORTH 3.44 ACRES OF THE SOUTH
0.88 ACRES OF THAT PART OF THE NORTH 1/2 OF SECTION 28, TOWNSHIP 41
NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF
THE SOUTH 354.42 FEET THEREOF AND SOUTH OF THE NORTH 1168.5 FEET
THEREOF AND WESTERLY OF THE CENTER LINE OF RIVER ROAD (OR DES PLAINES
AVENUE) EXCEPT THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 28,
TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS

SUBJECT TO: Zoning and building ordinances; public utility easements
public and private roads; covenants and restrictions of record; and
general taxes for the year 1975 and subsequent years.

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 Secretary, this 25th day of May, 1976

MID-AMERICA INVESTMENT CORPORATION

(NAME OF CORPORATION)
BY George A. Hodges PRESIDENT
ATTEST G. A. Hodges SECRETARY

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public, in and for the
County and State aforesaid, DO HEREBY CERTIFY, that George A. Hodges
personally known to me to be the President of the Mid-America Investment
Corporation, an Illinois

corporation, and F. A. Hodges personally known to me to be
the Secretary of said corporation, and personally known to
me to be the same persons whose names are subscribed to the foregoing instru-
ment, appeared before me this day in person and severally acknowledged that as
such President and Secretary, they signed
and delivered the said instrument as President and
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 May, 1976

Commission expires June 15, 1976
NOTARY PUBLIC

This Document was prepared by G. A. Hodges, 77 W. Washington St.
Chicago, Ill. 60602

MAIL TO: David F. Benegas
5359 W. Wilson Ave
Chicago, Illinois 60630

ADDRESS OF PROPERTY:
West side of Locust St. Southeast
Third St.
Des Plaines, Ill.
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO: Thomas Philbin
4029 N. Mason, Chicago 60631

RECORDER'S OFFICE BOX NO.

COOK
CO. NO. 016
49098
STATE OF ILLINOIS
REAL ESTATE TRANSACTIONS
REVENUE
13.00

AFFIX RIDERS
13⁰⁰
10⁰⁰

DOCUMENT NUMBER
23 499 024

LATER DATE
2 6436 539

WARRANTY DEED

Corporation to Individual

TO

GEORGE E. COLE
LEGAL FORMS

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

GEORGE A. HODGES, being duly sworn on oath, states that he resides at 3 Pembroke Lane, Oak Brook, Illinois. 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:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
-OR-
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. 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.
3. 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.
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 easements 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 2 parts and not involving any new streets or easements of access.

23 499 024

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.

SUBSCRIBED and SWORN to before me this 24th day of May, 1976.
George A. Hodges

[Signature]
NOTARY PUBLIC