

UNOFFICIAL COPY

GEORGE E. COLE*
LEGAL FORMS

NO. 804
September, 1975

WARRANTY DEED

Statutory (ILLINOIS)

(Corporation to Individual)

(The Above Space For Recorder's Use Only)

24 232 232

THE GRANTOR **BGP CORPORATION**

a corporation created and existing under and by virtue of the laws of the State of California
and duly authorized to transact business in the State of Illinois for and in consideration of
the sum of Ten and no/100 DOLLARS,

in hand paid, and pursuant to authority given by the Board of Directors of said corporation
CONVEYS and WARRANTS to Regina L. Mistro, a spinster, 1000 East 11th
Street, Chicago, Illinois 60628 (NAME AND ADDRESS OF GRANTEE)

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

See Exhibit "A"

65-99-99/R

1820-01-009,019

14
10.00

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 6th day of December, 1977.

BGP CORPORATION
State of Illinois County of Cook
I, the undersigned, a Notary Public in and for the
County and State aforesaid, DO HEREBY CERTIFY that Elliott B. Badanes
personally known to me to be the Vice President of the BGP Corporation

corporation, and Linda L. Kronemann 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 instru-
ment, 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 6th day of December, 1977

Commission expires June 23, 1979

This instrument was prepared by Elliott B. Badanes, 111 Acacia Drive, #207,
Indian Head Park, Ill (NAME AND ADDRESS) 60525

MAIL TO: { Rothsch. (Name)
Room 2000 25th Pk (Address)
Indian Head Park, Ill 60603 (City, State and Zip) }
533

ADDRESS OF PROPERTY:

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:

City (Address)

ATTACH FEES OR REVENUE STAMPS HERE

630.00

24 232 232
DOCUMENT NUMBER

EXHIBIT "A"

That part of the W. 1/2 of the W. 1/2 of Section 20, Township 18 North, Range 12, East of the Third Principal Meridian described as follows:

Commencing at the intersection of the East line of Acacia Drive with the most Southerly line of Cascade Drive, both as dedicated for public streets per Plat of Dedication recorded January 1, 1971 per Document No. 213 68 132; Thence N. 86°-00'-00" E., along said Southerly line of Cascade Drive, a distance of 299.35 feet; Thence S. 24°-43'-47" E., a distance of 160.17 feet; Thence S. 0°-16'-30" W., a distance of 466.29 feet to the Place of Beginning; Thence N. 89°-43'-30" W. at right angles to last described line, a distance of 153 feet; Thence S. 80°-16'-30" W., a distance of 250.78 feet to the East line of Acacia Drive, aforesaid; Thence Southerly and Westerly along the Easterly and Southerly line of Acacia Drive, aforesaid the following Four (4) courses or curves and distances: (1) S. 14°-30' E., a distance of 64.09 feet to a point of curvature; (2) Thence Southerly along an arc of a circle, having a radius of 440 feet, being convex to the East and tangent to the last described line, the chord thereof having a bearing of S. 0°-00'-00" E. and a length of 220.33 feet, an arc-distance of 222.70 feet to a point of compound curvature; (3) Thence Southwesterly along an arc of a circle, having a radius of 130 feet, being convex to the southwest, the Chord thereof having a bearing of S. 44°-45'-00" W. and a length of 433.25 feet, an arc-distance of 454.05 feet to a point of compound curvature; (4) Thence Westerly along an arc of a circle, having a radius of 1230 feet, being convex to the South the chord thereof having a bearing of S. 82°-30'-00" W. and a length of 321.09 feet, an arc-distance of 322.91 feet to a point on the East line of Wolf Road, as dedicated for Public street per Plat of Dedication recorded per Document No. 213 68 132; Thence S. 90°-00'-00" W., a distance of 50.00 feet to a point on the West line of said Section 20, which point is 2020.54 feet South of the Northwest corner of said Section 20; Thence S. 0°-00'-00" E. along said West line of Section 20, a distance of 990.40 feet more or less to a point on said West line, which is 2284.55 feet North of the Southwest corner of said Section 20; Thence North-easterly along the North line of land conveyed to the Department of Public Works and Buildings by Document No. 144 69 341, recorded December 29, 1948 the following three (3) courses or curves and distances: (1) N. 63°-34' E. a distance of 502.55 feet to a point; (2) Thence Northeasterly along a curve to the right, convex Northerly, having a radius of 4557.46 feet and which is tangent to a line that forms an angle of 3 degrees 47 minutes to the left with a prolongation of the last described course at the last described point, an arc-distance of 458.18 feet to a point of curvature; (3) Thence N. 65°-32'-37" E. along a line which is tangent to the last described curve at the last described point, a distance of 511.69 feet more or less to a point on the East line of the West Half of the West Half of said Section 20; Thence N. 0°-02'-40" E. along said East line of the West Half of the West Half of Section 20, a distance of 1016.87 feet more or less to the intersection with a line, drawn from the place of beginning, which has a bearing of N. 89°-43'-30" W.; Thence N. 89°-43'-30" W., a distance of 265.93 feet to the place of beginning; (EXCEPTING

(Continued)

24 232 232

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THEREFROM THE FOLLOWING DESCRIBED FOUR (4) TRACTS OF LAND:
(1) That part thereof heretofore dedicated for Wolf Road per Document No. 213 68 132; (2) That part thereof conveyed to the State of Illinois per Document No. 144 69 541 described as follows: Commencing at the Southwest corner of said Section 20; Thence Northerly along the West line of said Section 20 for a distance of 1956.66 feet to a point; Thence Easterly along a line at right angles to the last described course for a distance of 33 feet to a point in the Easterly right of way line of Wolf Road; Thence Northerly along said Easterly right of way line of Wolf Road which is 33 feet Easterly of, measured at right angles to and parallel with the said Westerly line of said Section 20 for a distance of 344.29 feet for a place of beginning; and running thence Northerly along the Easterly right of way line of Wolf Road for a distance of 264 feet to a point; Thence Southerly for a distance of 255.5 feet to a point in aforesaid line, having a bearing of N. 63°-34' E. which point is 21.5 feet easterly of the place of beginning of this exception; Thence S. 63°-34' W. along last mentioned line, for a distance of 21.50 feet to the place of beginning; (3) Lots 1 and 2 and outlots 1, 2, and 3 in Indian Head Park Condominiums Unit One, being a subdivision of part of the W. 1/2 of the NW. 1/4 of Section 20, aforesaid according to plat thereof recorded April 2, 1974 per Document No. 226 72 940; and (4) that part thereof described as follows:

Beginning at the Southeast corner of outlet 3 in Indian Head Park Condominiums Unit One, aforesaid; thence N. 89°-57'-20" W. along the South line of said outlet 3, a distance of 464.55 feet to the Southwest corner of said outlet 3; Thence S. 0°-02'-40" W., at right angles to last described line, a distance of 356.59 feet, more or less, to a point on the North line of land conveyed to the Department of Public Works and Buildings of the State of Illinois by Document No. 144 69 541, recorded December 29, 1948; Thence N. 65°-32'-37" E. along last described north line, a distance of 510.52 feet, more or less, to a point on the East line of the West Half of the West Half of said Section 20; Thence N. 0°-02'-40" E. along said East line of the West Half of the West Half of Section 20, a distance of 144.87 feet, more or less, to the place of beginning) containing 12.5790 acres, more or less, all in Cook County, Illinois.

AFFIDAVIT FOR PURPOSE OF PLAT ACT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

John A. Asch, being first duly sworn on oath deposes and says that:

1. Affiant resides at 770 West Street, Chicago, Illinois.
2. That he is (agent) (~~agent~~) (one of) grantor(s) in a (deed) (lease) dated the 12 day of Dec, 1977, conveying the following described premises:
See attached
3. That the instrument aforesaid is exempt from the provisions of "An Act to Revise the Law in Relation of Plats" approved March 31, 1974, as amended, for the reason that:
 - a.) The instrument effects a division of land into 2 parts, each of which is five acres or more in size, and does not involve any new streets or easements of access.
 - b.) ~~The instrument aforesaid is a conveyance of an existing parcel or tract of land, the same having been acquired by the grantor(s) in the above mentioned (deed) (lease) by *~~
 - c.) ~~The instrument makes a division of a lot or block in a recorded subdivision to-wit:~~
4. Separate deeds are all to one grantee, for the sole purpose of ~~installing installment sale. All of the separate acreage parcels will be re-united upon closing of escrow.~~ Further affiant says: not.

Subscribed and Sworn to before me this 12 day of Dec, 1977



My Commission Expires April 5, 1981

*Show how title was acquired by deed, inheritance or by Will. In case of by deed, show date and document number, and by inheritance or Will the name of the decedent, date of death and Probate Court file number, County and State where probated.

24 232 232

RECEIVED IN BAD CONDITION

EXHIBIT "A"

That part of the W. 1/2 of the W. 1/2 of Section 20, Township 38 North, Range 12, East of the Third Principal Meridian described as follows:

Beginning at the intersection of the East line of Acacia Drive with the most Southerly line of Cascade Drive, both as dedicated for public streets per Plat of Dedication recorded January 11, 1971 per Document No. 213 68 132; Thence N. 86°-00'-00" E. along said Southerly line of Cascade Drive, a distance of 299.35 feet; Thence S. 24°-43'-47" E., a distance of 160.17 feet; Thence S. 0°-16'-30" W., a distance of 466.29 feet to the Place of Beginning; Thence N. 89°-43'-30" W. at right angles to last described line, a distance of 153 feet; Thence S. 80°-16'-30" W., a distance of 250.78 feet to the East line of Acacia Drive, aforesaid; Thence Southerly and Westerly along the Easterly and Southerly line of Acacia Drive, aforesaid the following Four (4) courses or curves and distances: (1) S. 14°-30' E., a distance of 64.09 feet to a point of curvature; (2) Thence Southerly along an arc of a circle, having a radius of 440 feet, being convex to the East and tangent to the last described line, the chord thereof having a bearing of S. 0°-00'-00" E. and a length of 220.33 feet, an arc-distance of 222.70 feet to a point of compound curvature; (3) Thence Southwesterly along an arc of a circle, having a radius of 430 feet, being convex to the southeast, the Chord thereof having a bearing of S. 44°-45'-00" W. and a length of 433.25 feet, an arc-distance of 454.05 feet to a point of compound curvature; (4) Thence Westerly along an arc of a circle, having a radius of 1230 feet, being convex to the South, the chord thereof having a bearing of S. 32°-30'-00" W. and a length of 321.09 feet, an arc-distance of 322.01 feet to a point on the East line of Wolf Road, as dedicated for Public street per Plat of Dedication recorded per Document No. 211 68 132; Thence S. 90°-00'-00" W., a distance of 50.00 feet to a point on the West line of said Section 20, which point is 2020.59 feet South of the Northwest corner of said Section 20; Thence S. 0°-00'-00" E. along said West line of Section 20, a distance of 990.40 feet more or less to a point on said West line, which is 2284.55 feet North of the Southwest corner of said Section 20; Thence Northeasterly along the North line of land conveyed to the Department of Public Works and Buildings by Document No. 144 69 541, recorded December 29, 1946 the following three (3) courses or curves and distances: (1) N. 43°-30' E., a distance of 581.55 feet to a point; (2) Thence Northeasterly along a curve to the right, convex Northerly, having a radius of 4557.46 feet and which is tangent to a line that forms an angle of 3 degrees 47 minutes to the left with a prolongation of the last described course at the last described point, an arc-distance of 455.18 feet to a point of curvature; (3) Thence N. 65°-32'-37" E. along a line which is tangent to the last described curve at the last described point, a distance of 511.69 feet more or less to a point on the East line of the West Half of the West Half of said Section 20; Thence N. 0°-42'-40" E. along said East line of the West Half of the West Half of Section 20, a distance of 1016.87 feet more or less to the intersection with a line, drawn from the place of beginning, which has a bearing of N. 89°-43'-30" W.; Thence N. 89°-43'-30" W., a distance of 265.93 feet to the place of beginning; (EXCEPTING

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24 232 232

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ILLINOIS
RECORD
Dec 12 2 36 PM '77

RECORDED OF DEEDS
*24232232

Property of Cook County Clerk's Office

WARRANTY DEED
Corporation to Individual

TO

GEORGE E. COLE
LEGAL FORMS

END OF RECORDED DOCUMENT