

UNOFFICIAL COPY

GEORGE E. COLE
LEGAL FORMS

WARRANTY DEED
Statutory (ILLINOIS)
(Corporation to individual)

NO. 804
April, 1980
COOK COUNTY, ILLINOIS
FILED FOR RECORD
1983 SEP 30 PM 2:20

Sidney R. Olson
RECORDER OF DEEDS
26802748

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

26 802 748

THE GRANTOR

WM. R. HUBBELL STEEL 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

DOLLARS;
in hand paid,

and pursuant to authority given by the Board of _____ of said corporation, CONVEYS and WARRANTS to

HARRY Q. ROHDE, A Bachelor
111 West Washington Street
Chicago, Illinois 60602

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

SEE LEGAL DESCRIPTION CONTAINED ON SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

11.00

(The Above Space For Recorder's Use Only)

AFFIX 'RIDERS' OR REVENUE STAMPS HERE
SECTION 4, REAL ESTATE TRANSFER TAX ACT
9/29/83
D.W.L.
BY *John Hubbell* - PRESIDENT, REPRESENTATIVE

810MC
80

568-96-895

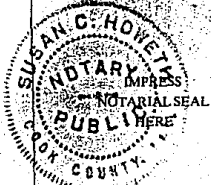
In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, this 30 day of September, 1983.



WM. R. HUBBELL STEEL CORPORATION
(NAME OF CORPORATION)

BY *Harry Q. Rohde* PRESIDENT
ATTEST: *Alfred L. Walker* 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 WM. R. HUBBELL personally known to me to be the _____ President of the WM. R. HUBBELL STEEL CORPORATION



corporation, and ALFRED L. WALKER 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 instrument, appeared before me this day in person and severally acknowledged that as such _____ President and _____ Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of _____ 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 30th day of SEPTEMBER, 1983

Commission expires May 11, 1986 *Susan C. Howeth*
NOTARY PUBLIC

This instrument was prepared by Christopher Knight, Isham, Lincoln and Beale,
3 First National Plaza 2nd Floor, Chicago, IL 60602

PATTI MCCLELLAND

CONTINENTAL ILLINOIS NATIONAL BANK
AND TRUST COMPANY OF CHICAGO

MAIL TO: 231 South LaSalle Street
Chicago, Illinois 60697

ADDRESS OF PROPERTY:
11305 Franklin Avenue
Franklin Park, Illinois

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:
WM. R. Hubbell Steel Corporation

OR Susan C. Howeth, Commercial Finance, 12Q 11305 Franklin Ave., Franklin Park, IL
RECORDER'S OFFICE BOX NO. _____

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204 533

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WARRANTY DEED
Corporation to Ind...

SCHEDULE A

PARCEL 1:

That part of the North East Quarter of Section 19, Township 40 North, Range 12 East of the Third Principal Meridian described as:

Commencing at the point of intersection of the Southwesterly line of Franklin Avenue with the West line of said Northeast Quarter (said point being 54.13 feet due South of a bronze monument marking the point of intersection of said West line with the center line of said Franklin Avenue) and running thence South 67 degrees 28 minutes 07 seconds East along the said Southwesterly line of Franklin Avenue (said Southwesterly line forming a South East angle of 67 degrees 28 minutes 07 seconds with said West line of Northeast Quarter and being 50 feet Southwesterly from, at right angle measurement, and parallel with said center line), 1546.60 feet to a point of curve; thence Southeasterly along said curve, convex Northeasterly, having a radius of 14,493.46 feet, for a distance of 432.14 feet to the point of intersection of said Southwesterly line with a line 1825.16 feet East of (at right angle measurement) and parallel with the West line of said North East 1/4 said point being the point of beginning of land to be described; thence South 0 degrees 00 minutes 00 seconds East parallel with the West line of the North East Quarter of Section 19 aforesaid, 739.36 feet to the North line of the Chicago, Milwaukee, St. Paul and Pacific Railroad right of way; thence North 89 degrees 59 minutes 13 seconds East along said North line of the Railroad right of way 489.93 feet to a point of curve; thence continue along said railroad right of way, being a curved line convex Northerly, having a radius of 491.84 feet, for a distance of 15.24 feet to a point; thence North 80 degrees 46 minutes West 46.25 feet; thence Northwesterly along a curved line, convex Southwesterly, having a radius of 301.85 feet, for a distance of 333.60 feet to a point, thence Northerly along another curved line, convex Westerly, having a radius of 287.94 feet, for a distance of 74.27 feet to a point of tangency with a line 2035.49 feet East of and parallel with the West line of the Northeast Quarter of Section 19, aforesaid; thence North 0 degrees 00 minutes 00 seconds West along said parallel line 354.58 feet to the Southwesterly line of Franklin Avenue, aforesaid; thence Northwesterly along said Southwesterly line for an arc distance of 231.53 feet to the point of beginning; all in Cook County, Illinois.

PARCEL 2:

That part of the North East 1/4 of Section 19, Township 40 North, Range 12 East of the Third Principal Meridian, described as:

Commencing at the point of intersection of the Southwesterly line of Franklin Avenue with the West line of said North East 1/4, said point being 54.13 feet due South of the bronze monument at the center line of Franklin Avenue and running thence Southeasterly along the said Southwesterly line of Franklin Avenue, said line being 50 feet Southwesterly of the center line of said Avenue (at right angle measurement), said line also forms a Southeast angle of 67 degrees 28 minutes 07 seconds with said West line of North East 1/4, for a distance of 1546.60 feet to a point of curve; thence continuing Southeasterly on said Southwesterly line, said line being a curved line tangent to last described line, convex to the Northeast and having a radius of 14,493.46 feet, for a distance of 366.39 feet to the point of intersection of said line with a line which is 1765.16 feet East of (at right angle measurement) the West line of said North East 1/4; thence South in a line parallel with the West line of the North East 1/4 for a distance of 526.86 feet to a point (being the South West corner of Sandra Avenue); thence East, perpendicular to said parallel line, along the South line of Sandra Avenue 30 feet to its intersection with a line 1795.16 feet East of (at right angle measurement) and parallel with the West line of the North East 1/4, aforesaid, and the point of beginning of land herein described; thence South along said parallel line 239.30 feet to a point in the North line of the right of way of the Chicago, Milwaukee, and Pacific Railroad Company as said right of way is recorded in the Recorder's Office of Cook County, Illinois, in Book 56325 on Pages 243 to 248 as Document Number 17253047 on the 7th of July, 1958; thence East along the North line of said right of way line 30 feet to its intersection with a line 1825.16 feet East of (at right angle measurement) the West line of said North East 1/4; thence North along said parallel line 239.29 feet to the aforesaid South line of Sandra Avenue; thence West along said South line 30 feet to the point of beginning; all in Cook County, Illinois.

26 802 748

(Handwritten initials)

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RECEIVED IN BAD CONDITION

STATE OF ILLINOIS)
)ss.
COUNTY OF COOK)

Wm. R. Hubbell Steel Corporation, being duly sworn on oath, states that ~~he resides at 11305 Franklin Ave., Evanston, Ill.~~ ^{it is} 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.

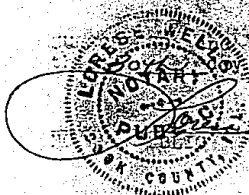
1. The division or subdivisions of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre of any recorded subdivision which does not involve any new streets or easements of access;
3. 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 railroad, 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.

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.

Edward W. Malstrom, attorney for
Wm. R. Hubbell Steel Corporation

SWORN to before me
of Sept, 1963



26 802 748

END OF RECORDED DOCUMENT