

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

NO. 801  
September, 1975

WARRANTY DEED

Statutory (ILLINOIS)

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

1981 NOV 10 PM 2:36

*Sidney H. Olson*  
RECORDER OF DEEDS

26054684

(Corporation to Corporation) **26054684** (The Above Space For Recorder's Use Only)

THE GRANTOR THE HOFFMAN GROUP, INC.

a 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 Ten 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 BILL KNAPP'S PROPERTIES, INC.,

a corporation organized and existing under and by virtue of the laws of the State of Michigan  
having its principal office at the following address 110 Knapp Drive, Battle Creek,  
Michigan 49015  
and State of Illinois, to wit:

That part of the North half of the Northwest quarter of Section 16, Township  
41 North, Range 10 East of the Third Principal Meridian, in the Village of  
Hoffman Estates, described as follows:  
Beginning at the intersection of the Southerly right-of-way line of Golf Road  
(140 feet wide) with the West line of the Northwest quarter of said Section  
16; thence Eastward along the said Southerly right-of-way line, N 88° 36' 39" E,  
a distance of 403.70 feet to a point on the West line of Gannon Drive, as ded-  
icated as a part of HOFFMAN HILLS, UNIT NO. 1, according to the plat thereof  
recorded October 30, 1978 as Document No. 24693784; thence Southward along the  
said West line, S 1° 23' 21" E, a distance of 337.00 feet to the Northeast  
corner of Lot 1 in Block 1 in said HOFFMAN HILLS, UNIT NO. 1; thence Westward  
along the Northerly line of said Block 1, S 88° 36' 39" W, a distance of  
430.20 feet to a point on the said West line of the Northwest quarter of Sec-  
tion 16; thence Northward along the said West line, N 2° 56' 26" E, a distance  
of 351.00 feet to the point of beginning, and containing 3.350 Acres, all in  
Cook County, Illinois.

SUBJECT TO: General real estate taxes for the year 1981 and subsequent years;  
building and zoning laws and ordinances; covenants, conditions and restrictions of  
record; private, public and utility easements and roads and highways.

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 Asst. Secretary, this 27th day of October, 1981

THE HOFFMAN GROUP, INC.  
(NAME OF CORPORATION)

BY W. E. Griffin Vice PRESIDENT  
ATTEST Rita J. Ralston ASST. 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 William E. Griffin  
personally known to me to be the Vice President of THE HOFFMAN GROUP, INC.

corporation, and Rita J. Ralston personally known to me to be  
the Asst. 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 Asst. Secretary, they signed  
and delivered the said instrument as Vice President and Asst.

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 27th day of October, 1981

Commission expires Sept. 5, 1983

This instrument was prepared by Rita J. Ralston, 1070 N. Roselle Rd., Hoffman  
Estates, IL 60193 (NAME AND ADDRESS)

Chapman & Cutler  
111 W. Monroe  
Chgo., Ill. 60603

OR RECORDER'S OFFICE BOX NO. 533

ADDRESS OF PROPERTY:  
SW corner of Gannon Dr. &  
Golf Rd.

Hoffman Estates, IL 60194  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES  
ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

10.00

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
219.00  
COOK COUNTY  
REVENUE STAMPS HERE  
219.00  
COOK COUNTY  
REVENUE STAMPS HERE  
219.00  
COOK COUNTY  
REVENUE STAMPS HERE  
219.00

26054684  
DOCUMENT NUMBER

18-44-489

STATE OF ILLINOIS )

COUNTY OF COOK ) ss

Document #

Rita J. Ralston

, being duly sworn on oath,

states that she resides at 185 Flagstaff Lane, Hoffman Estates, IL 60194

That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes, as the provisions of this Act do not apply and no plat is required in any of the following instances:

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 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 two 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, however, 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 the effective date of this amendatory Act of 1973. Amended by P.A. 78-553, Paragraph 1, eff. Oct. 1, 1973; P.A. 78-567, Paragraph 1, eff. Oct. 1, 1973.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED

AFFIANT further states that she 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 27th day of 1981

Notary Public signature and name

Rita J. Ralston signature

26054684