

UNOFFICIAL COPY

WARRANTY DEED

26188103

11 00

(Corporation to Corporation)

THE GRANTOR, KENNEDY BROTHERS, INC.

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 Ten (\$10.00) Dollars in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY S and WARRANT S to KENNEDY HOMES, INC.

a corporation organized and existing under and by virtue of the laws of the State of Illinois having its principal office in the Village of Arlington Heights County of Cook Illinois the following described Real Estate situated in the County of Cook and State of Illinois, to-wit:

(Parcel 7) Terramer Unit 2

(Legal rider attached)

COOK COUNTY, ILLINOIS
FILED FOR RECORD
1982 MAR 31 AM 10:50

Sidney H. Olson
RECORDER OF DEEDS
26188103

Subject to: 1) General taxes for the year 1981 and subsequent years;
2) Zoning or building laws or ordinances 3) Building lines and public utility and drainage easements of record.

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 Secretary, this 25th day of March, 19 82.

KENNEDY BROTHERS, INC.
(Name of Corporation)

(Corporate Seal)

By: *Victor L. Ritter* Vice- President

Attest: *Timothy R. Kelly* 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 Victor L. Ritter personally known to me to be the Vice- President of the Kennedy Brothers, Inc. Corporation, and Timothy R. Kelly 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 Vice- President and Secretary, they signed and delivered the said instrument as Vice- 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 March, 19 82.

Commission expires: 11-15-84

Patricia Glass
Notary Public

Address of Property: Terramer Subdivision
This instrument was prepared by patricia Glass, Kennedy
10 E. College Drive, Arlington Heights, IL 60004.

"Exempt under Paragraph E, Section 4, Real Estate Transfer Act,"
Patricia Glass
3-25-82
Date

26188103

BOX 533

UNOFFICIAL COPY

PARCEL 7

THAT PART OF THE NORTH 1/2 OF FRACTIONAL SECTION 6, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 182 IN TERRAMERE OF ARLINGTON HEIGHTS, UNIT 2, (HEREINAFTER REFERRED TO AS TERRAMERE UNIT 2), BEING A SUBDIVISION IN THE NORTH 1/2 OF SAID FRACTIONAL SECTION 6 ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 21, 1979 AS DOCUMENT NUMBER 24854386 (THE SOUTH LINE OF THE NORTH 1/2 OF SAID FRACTIONAL SECTION 6 HAVING AN ASSUMED BEARING OF DUE EAST-WEST FOR THIS LEGAL DESCRIPTION); THENCE SOUTH 82 DEGREES 36 MINUTES 08 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LOT 182, 116.0 FEET TO THE WESTERLY LINE OF LOT 188 IN SAID TERRAMERE UNIT 2; THENCE SOUTH 07 DEGREES 23 MINUTES 52 SECONDS WEST ALONG SAID LAST DESCRIBED LINE, 44.18 FEET TO THE SOUTHERLY LINE OF SAID LOT 188; THENCE SOUTH 82 DEGREES 36 MINUTES 08 SECONDS EAST ALONG SAID LAST DESCRIBED LINE, 115.0 FEET TO THE WESTERLY LINE OF MITCHELL DRIVE IN SAID TERRAMERE UNIT 2; THENCE SOUTH 07 DEGREES 23 MINUTES 52 SECONDS WEST ALONG SAID LAST DESCRIBED LINE, 48.65 FEET; THENCE SOUTH 82 DEGREES 36 MINUTES 08 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID MITCHELL DRIVE AND THE SOUTHERLY LINE OF LOT 78 IN SAID TERRAMERE UNIT 2, 184.0 FEET TO THE EASTERLY LINE OF SAID LOT 78; THENCE NORTH 07 DEGREES 23 MINUTES 52 SECONDS EAST ALONG SAID LAST DESCRIBED LINE, 47.20 FEET TO THE SOUTHERLY LINE OF LOT 58 IN SAID TERRAMERE UNIT 2; THENCE SOUTH 82 DEGREES 36 MINUTES 08 SECONDS EAST ALONG SAID LAST DESCRIBED LINE AND SAID LINE EXTENDED EASTERLY, 176.0 FEET TO THE EASTERLY LINE OF HIGHLAND AVENUE IN SAID TERRAMERE UNIT 2;

THENCE SOUTH 07 DEGREES 23 MINUTES 52 SECONDS WEST, 101.66 FEET;
" SOUTH 82 " 36 " 08 " EAST, 45.71 FEET TO
A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVED LINE CONVEXED TO
THE NORTH AND HAVING A RADIUS OF 267.0 FEET AND BEING TANGENT TO SAID
LAST DESCRIBED STRAIGHT LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE
OF 48.33 FEET (THE CHORD OF SAID ARC BEARS SOUTH 77 DEGREES 24 MINUTES
59 SECONDS EAST, 48.26 FEET);

THENCE SOUTH 17 DEGREES 46 MINUTES 09 SECONDS WEST, 111.0 FEET;
" NORTH 71 " 14 " 10 " WEST, 85.18 FEET;
THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEXED TO THE SOUTHEAST AND
HAVING A RADIUS OF 493.0 FEET, AN ARC DISTANCE OF 138.72 FEET TO A
POINT OF TANGENCY (THE CHORD OF SAID ARC BEARS SOUTH 25 DEGREES 51 MINUTES
19 SECONDS WEST, 138.26 FEET); THENCE SOUTH 34 DEGREES 54 MINUTES 57
SECONDS WEST ALONG A STRAIGHT LINE TANGENT TO SAID LAST DESCRIBED CURVED
LINE AT SAID LAST DESCRIBED POINT, 187.35 FEET TO A POINT OF CURVATURE;
THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEXED TO THE NORTHWEST, HAVING
A RADIUS OF 257.0 FEET AND BEING TANGENT TO SAID LAST DESCRIBED STRAIGHT
LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 28.26 FEET TO THE
MOST NORTHERLY CORNER OF LOT 38 IN TERRAMERE OF ARLINGTON HEIGHTS, UNIT 1,
(HEREINAFTER REFERRED TO AS TERRAMERE UNIT 1), BEING A SUBDIVISION IN
THE NORTH 1/2 OF SAID FRACTIONAL SECTION 6 ACCORDING TO THE PLAT THEREOF
RECORDED DECEMBER 15, 1978 AS DOCUMENT NUMBER 24767313 (THE CHORD OF SAID
LAST DESCRIBED ARC BEARS SOUTH 31 DEGREES 45 MINUTES 57 SECONDS WEST,
28.24 FEET); THENCE NORTH 61 DEGREES 23 MINUTES 03 SECONDS WEST ALONG
THE NORTHEASTERLY LINE OF HIGHLAND AVENUE IN SAID TERRAMERE UNIT 1,
66.0 FEET TO THE NORTHWESTERLY LINE OF SAID HIGHLAND AVENUE; THENCE
SOUTHWESTERLY ALONG SAID LAST DESCRIBED LINE BEING A CURVED LINE CONVEXED
TO THE NORTHWEST AND HAVING A RADIUS OF 323.0 FEET, AN ARC DISTANCE OF
47.62 FEET TO THE SOUTHEAST CORNER OF LOT 196 IN SAID TERRAMERE UNIT 1;
THENCE NORTH 31 DEGREES 13 MINUTES 55 SECONDS WEST ALONG THE NORTHEASTERLY
LINE OF SAID LOT 196, 141.0 FEET TO THE NORTHEAST CORNER THEREOF; THE
FOLLOWING TWO COURSES BEING ALONG THE NORTHERLY LINE OF LOTS 196 AND
197 IN SAID TERRAMERE UNIT 1;

THENCE SOUTH 88 DEGREES 37 MINUTES 35 SECONDS WEST, 53.0 FEET;
" NORTH 72 " 08 " 37 " WEST, 67.98 FEET;

THE FOLLOWING THREE COURSES BEING ALONG THE NORTHEASTERLY LINES OF LOTS
198, 199 AND 200 IN SAID TERRAMERE UNIT 1;

THENCE NORTH 47 DEGREES 55 MINUTES 09 SECONDS WEST, 67.98 FEET;
" NORTH 23 " 39 " 50 " WEST, 68.16 " ;
" NORTH 02 " 18 " 16 " WEST, 66.35 FEET;

THE FOLLOWING TWO COURSES BEING ALONG THE SOUTHEASTERLY AND NORTHEASTERLY
LINES, RESPECTIVELY, OF LOT 201 IN SAID TERRAMERE UNIT 1;

THENCE NORTH 25 DEGREES 01 MINUTES 42 SECONDS EAST, 59.39 FEET;
" NORTH 56 " 33 " 54 " WEST, 112.0 FEET TO

THE EASTERLY LINE OF WALNUT AVENUE IN SAID TERRAMERE UNIT 1; THENCE
NORTHERLY ALONG SAID LAST DESCRIBED EASTERLY LINE AND THE EASTERLY LINE
OF WALNUT AVENUE IN SAID TERRAMERE UNIT 2, BEING A CURVED LINE CONVEXED
TO THE EAST AND HAVING A RADIUS OF 301.29 FEET, AN ARC DISTANCE OF 136.92
FEET TO A POINT OF TANGENCY; THENCE NORTH 07 DEGREES 23 MINUTES 52
SECONDS EAST ALONG THE EAST LINE OF WALNUT AVENUE, 73.0 FEET TO THE PLACE
OF BEGINNING, IN COOK COUNTY, ILLINOIS.

26188103

UNOFFICIAL COPY

DCS 4873 SM 9-71

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Praxis Stone, being duly sworn on oath, states that she resides at 10 E. College Avenue, Park

West 538. That the attached deed is not in violation of Sect. or 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 divisions 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 conveyances 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.

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.

Praxis Stone

25188103

SUBSCRIBED and SWORN to before me,
this 29th day of Nov 1952.
Maria M. Mendelli
NOTARY PUBLIC

END OF RECORDED DOCUMENT