

UNOFFICIAL COPY

WARRANTY DEED

86262716

12.00

70-50-02

KNOW ALL MEN BY THESE PRESENTS, that ROSEMARY G. DALY, a widow and a single person, herein called the grantor, in consideration of One Hundred Eighty Thousand Dollars (\$180,000.00) received from the UNITED STATES POSTAL SERVICE, an independent establishment of the executive branch of the government of the United States of America, whose mailing address is Care of Office of Regional Counsel, United States Postal Service, Central Regional Office, Chicago, Illinois 60699, herein called the grantee, the following described real estate:

That part of the North East quarter of Section 36, Township 35 North, Range 13 East of the Third Principal Meridian, described as follows: For a point of beginning; commencing at an iron pipe at the North West corner of the property conveyed to the Faith United Protestant Church of Park Forest, recorded August 31, 1956 as document 16685904, said iron pipe is on the Southerly boundary line of 100 feet right of way taken for Indianwood Boulevard and 222.12 feet Westerly measured along the Southerly line of said Indianwood Boulevard from an iron stake at the corner of that certain street called Hemlock Street, said iron stake is 572 feet West of the East line of Section 36; thence South 43 degrees 42 minutes West along the North Westerly line of said Church property 381.79 feet to the North line of a 50 foot right of way tract taken for Leims Road and being also the North line of that certain tract of land described in the Warranty Deed dated September 9, 1947, and recorded in Recorder's Office in and for Cook County, Illinois, on September 18, 1947, as document 14147465; thence West on the North line of said Leims Road which is also the North line of that certain tract recorded as document 14147465, 38.43 feet to the point of beginning; thence West on the North line of said Leims Road which is also the North line of that certain tract recorded as document 14147465, 273.07 feet to the East line of a 50 foot right of way tract taken for Lester Road; thence North on the East boundary line of said Lester Road, 134.30 feet to a point of curve; thence continuing Northerly on the Easterly line of said Road a curve convex to the Easterly having a radius of 237.22 feet and an arc distance of 102.43 feet to an iron pipe in the South line of Indianwood Boulevard as in the Village of Park Forest Area No. 2 Subdivision; thence Easterly on the Southerly line of said Indianwood Boulevard being a curve convex to the South East having a radius of 5620.57 feet and an arc distance of 200 feet; thence South 25 degrees 33 minutes 13 seconds East, 312.25 feet; thence South 64 degrees 26 minutes 47 seconds West, 20 feet; thence due South 34 feet to the point of beginning, all in Cook County, Illinois, together with all right, title, and interest of the vendor in and to any streams, alleys, roads, streets, ways, strips, gores, or railroad rights-of-way abutting or adjoining said land.

Said property is at 123 Indianwood Boulevard, Park Forest, Illinois, and has the following tax number: 31-36-200-021.

REC'D - CHICAGO
PH 12:23

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COOK COUNTY CLERK

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To have and to hold the above described premises with the buildings and improvements thereon together with all rights, tenements, hereditaments, easements and appurtenances thereto belonging unto the grantee and to grantee's successors and assigns forever.

And the grantor does hereby covenant with the grantee and with grantee's successors and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance except current general real estate taxes (not special assessments) and a lease to the grantee, that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Dated: May 20, 1986

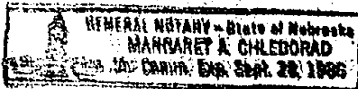
Rosemary G. Daly
Rosemary G. Daly

STATE OF NEBRASKA)

COUNTY OF DOUGLAS)

Before me, a notary public qualified for said county, personally came Rosemary G. Daly, known to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be her voluntary act and deed.

Witness my hand and notarial seal on May 20, 1986.



Margaret A. Chleborad
Margaret A. Chleborad, Notary Public

Signed and acknowledged in my presence of

F. P. Matthews
F. P. Matthews, Witness

R. K. Leiferman
R. K. Leiferman, Witness

This instrument drafted by F. P. Matthews, Attorney, 318 South 19 Street, Omaha, NE 68102.

For Recording

Exempt under provisions of Paragraph B., Section 6, Real Estate Transfer Tax Act.

5-21-86

F. P. Matthews
Buyer, Seller or Representative

Date

RECORDERS BOX 571 - N-28

CHICAGO TITLE AND TRUST COMPANY

111 WEST WASHINGTON

CHICAGO, ILLINOIS 60602

ATTN: Jackie Werle 0360

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Frank Matthews, being duly sworn on oath, states that he resides at 318 So. 19 St. Omaha Nebr. 68102. That the attached deed is not in violation of Paragraph 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 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 interest 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 conveyances 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, 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 October 1, 1973.

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.

SUBSCRIBED and SWORN to before me this 17 day of June, 1984

Frank Matthews

Joseph W. [Signature]
Notary Public

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Property of Cook County Clerk's Office

RESERVED

