

WARRANTY DEED  
Statutory (ILLINOIS)  
(Corporation to Individual)

UNOFFICIAL COPY

88229449

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

THE GRANTOR SHEFFIELD FOUNDRY COMPANY

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 (\$10.00)-----  
-----DOLLARS,  
----- in hand paid,  
and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to DAVID WINTER, P. O. Box 888, Prospect Heights, Illinois 60070

88229449

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)  
the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(See attached)

DEPT-01 RECORDING \$15.25  
T#1111 TRAN 3882 05/27/88 14:12:00  
#0004 # A \* 88-229449  
COOK COUNTY RECORDER

88229449

In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its David Winter President, and attested by its Glenn Berkovitz Secretary, this 16th day of May, 1988

IMPRESS CORPORATE SEAL HERE  
SHEFFIELD FOUNDRY COMPANY (NAME OF CORPORATION)  
BY David Winter PRESIDENT  
ATTEST Glenn W. Berkovitz 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 David Winter personally known to me to be the President of the SHEFFIELD FOUNDRY COMPANY

IMPRESS NOTARIAL SEAL HERE  
corporation, and Glenn Berkovitz 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 David Winter President and Glenn Berkovitz 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 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 16th day of May 1988

Commission expires 1/28 1989 Caryn J. Jersler NOTARY PUBLIC

This instrument was prepared by Richard J. Troy, 180 N. LaSalle, Chicago, IL (NAME AND ADDRESS)

MAIL TO: { RICHARD J. TROY (Name)  
180 N. LaSalle St. (Address)  
Chicago, IL 60601 (City, State and Zip)

ADDRESS OF PROPERTY: 2071-75 N. Kingsbury  
Chicago, IL 60614

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

SEND SUBSEQUENT TAX BILLS TO:  
(Name) \_\_\_\_\_  
(Address) \_\_\_\_\_

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

AFFIX "RIDERS" OR REVENUE STAMPS HERE

13 Mail

**UNOFFICIAL COPY**

**WARRANTY DEED**

**Corporation to Individual**

TO

**GEORGE E. COLE®  
LEGAL FORMS**

Property of Cook County Clerk's Office

25 511  
0000  
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# UNOFFICIAL COPY

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## LEGAL DESCRIPTION

### PARCEL 1:

ALL OF LOTS 28 TO 31, INCLUSIVE, IN SUB-LOT 3 IN SHEFFIELD'S NURSERY SUBDIVISION OF BLOCK 13 IN SHEFFIELD'S ADDITION TO THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

### PARCEL 2:

THOSE PARTS OF LOT 1 AND PART OF THE PRIVATE ALLEY IN THE SUBDIVISION OF LOTS 40 TO 44, INCLUSIVE, AND LOTS 32 TO 39 INCLUSIVE IN SUB-LOT 3, IN SHEFFIELD'S NURSERY SUBDIVISION OF BLOCK 13 IN SHEFFIELD'S ADDITION TO THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID LOT 32, 3 FEET EAST OF THE NORTH WEST CORNER OF SAID LOT 32; THENCE SOUTHEASTERLY ON A 12 DEGREES 30 MINUTES CURVE TO THE LEFT FOR A DISTANCE OF APPROXIMATELY 74.2 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1, 20 FEET EAST OF THE SOUTH WEST CORNER OF SAID LOT 1.

### PARCEL 3:

LOTS 23, 24, 25, 26, AND 27 IN BLOCK 3 AND LOTS 40, 41, 42, 43 AND 44 IN BLOCK 2 AND THE VACATED LAKEWOOD AVENUE LYING SOUTHEASTERLY OF AND ADJOINING SAID LOT 44 IN BLOCK 2 AND NORTHWESTERLY OF AND ADJOINING SAID LOT 23 IN BLOCK 3, ALL IN SUBDIVISION OF BLOCK 13, IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PERMANENT INDEX NUMBERS:

14-32-128-022  
14-32-128-023  
14-32-128-024  
14-32-128-025  
14-32-128-026  
14-32-132-001  
14-32-132-003  
14-32-132-012-6001  
14-32-132-012-6002

88229449

Commonly known as: 2071-2075 N. Kingsbury Avenue, Chicago, Illinois.

# UNOFFICIAL COPY

## EXHIBIT A

### Legal Description of Phase II Parcel

#### Parcel 1

All of Lots 14 to 22, inclusive, in Sub-Lot 3 in Sheffield's Nursery Subdivision of Block 13 in Sheffield's Addition to the City of Chicago, County of Cook, State of Illinois:

EXCEPTING THEREFROM,

ALL THAT PORTION of Lots Fourteen (14) to Nineteen (19), both inclusive, of Sub-Lot Three (3) in Sheffield's Nursery Subdivision of Block 13 in Sheffield's Addition to the City of Chicago, Cook County, Illinois, which is described as follows:

START at the northeasterly corner of said Lot Fourteen (14); thence northwesterly along the northerly line of said Lots Fourteen (14) to Nineteen (19) which coincides with the southerly line of Clybourn Avenue one hundred forty-seven and fifty-seven hundredths (147.57) feet to a point in a line which is parallel to and twelve and five tenths (12.5) feet easterly, measured at right angles, from the center line of said Grantor's most easterly track; thence southerly along said parallel line which makes an angle of forty-four degrees thirty-one minutes fifteen seconds (44° 31' 15") with said southerly line of Clybourn Avenue one hundred forty-three and three hundredths (143.03) feet to the beginning of a curve to the left with a radius of four hundred sixty-nine and eighty-four hundredths (469.84) feet; thence southerly along said curve fifty-five and sixty-six hundredths feet, more or less, to a point in the easterly line of said Lot Fourteen (14) distance one hundred thirty-two (132) feet southerly of the northeasterly corner thereof; thence northerly along said lot line one hundred thirty-two (132) feet to the place of beginning, containing 10,000 square feet, more or less.

AND

#### Parcel 2

That part of Lakewood Avenue lying south of the southerly line of Clybourn Avenue and north of the north line of the Alley located between the 2000 blocks of Kingsbury Avenue and Clybourn Avenue.

#### Parcel 3

Lots 1 to 5 both inclusive in Sub Block 2 in Subdivision of Block 13 in Sheffield's Addition to Chicago;

ALSO

All that part of the North Westerly 33 feet of that part of Herndon Street South Easterly of and adjoining the South Easterly line of Lot 1, Block 2 Sheffield's Nursery Subdivision of Block 13 in Sheffield's Addition to Chicago, in Sections 29, 31, 32 and 33, Township 40 North, Range 14, East of the Third Principal Meridian, said part of said street being further described as the North Westerly 33 feet of that part of Herndon Street extending South Westerly from the South Westerly line of Clybourn Avenue and distance of 135 feet more or less in Cook County, Illinois.

Permanent Index Numbers:

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