

QUIT CLAIM DEED
Statutory (ILLINOIS)
(Individual to Individual)

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THE GRANTOR

CB INSTITUTIONAL FUND III, a California limited partnership

of the City of Los Angeles County of Los Angeles
State of California for the consideration of
Ten DOLLARS,
in hand paid.

CONVEYS and QUIT CLAIMS to

BEDFORD PARK PARTNERS I, a California general partnership

RECORDED
INDEXED
FEB 23 1990
445389
COOK COUNTY RECORDER

-90-445389

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

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

See Exhibit "A" attached hereto

Cook in the

90445389

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 19-29-107-070 and 19-29-107-074

Address(es) of Real Estate: 6103 W. 73RD ST. BEDFORD PARK

CB INSTITUTIONAL Fund III

By: COLDWELL BANKER COMMERCIAL GROUP, DATED this 6th day of September 1990

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
Kevin A. Corbett (SEAL), its Vice President
Ross E. Turner (SEAL), its Vice President
ROSS E. TURNER

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

IMPRESS SEAL HERE
personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.
See Attached

Given under my hand and official seal, this _____ day of _____ 19____

Commission expires _____ 19____ NOTARY PUBLIC

This instrument was prepared by Bennet M. Van de Bunt, Esq., Allen, Matkins, Leck, Gamble & Mallory 615 S. Figueroa St., Eighth Floor, Los Angeles, CA 90071 (NAME AND ADDRESS)

MAIL TO } Mr. Ross E. Turner (Name)
533 South Fremont Avenue (Address)
Los Angeles, California 90071 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO } Mr. ROSS E. Turner (Name)
533 South Fremont Avenue (Address)
Los Angeles, California 90071 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO _____

AFFIX "RIDERS" OR REVENUE STAMPS HERE
The undersigned hereby declares this Deed represents a transaction exempt under provisions of Paragraph E, Section 4 of the Real Estate Transfer Tax Act of Illinois and Paragraph E, Section IV of the Cook County Transaction Tax Ordinance.

Ms
September 1990

7031-6741



164 Mail

UNOFFICIAL COPY

Quit Claim Deed

INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE*
LEGAL FORMS

Property of Cook County Clerk's Office

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STATE OF CALIFORNIA

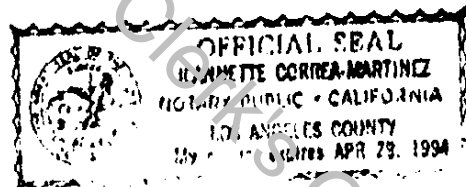
COUNTY OF Los Angeles

)
)
)
ss.

On September 6, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared Ross Turner and Kevin Corbett, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as Vice President and Vice President on behalf of Coldwell Banker Commercial Group, Inc., a Delaware corporation, the corporation therein named, and acknowledged to me that said corporation executed the within instrument pursuant to its Bylaws or a Resolution of its Board of Directors, said corporation being known to me to be one of the partners of CB Institutional Fund III, a California limited partnership, the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

WITNESS my hand and official seal.

Jeanette Correa-Martinez
Notary Public in and for said State



90-145389

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LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

The West 384.564 feet of the East 769.224 feet of a tract of land described as follows:

That part of the Northwest Quarter of Section 29, Township 38 North, Range 13 East of the Third Principal Meridian, described as follows:

Commencing at the intersection of the North line of West 73rd Street (being 1303 feet South of, measured at right angles and parallel with the North line of Section 29, aforesaid) and the East line of South Narragansett Avenue (being a line 50 feet East of the West line of said Section 29); thence East along the North line of West 73rd Street 500 feet to the point of beginning of the land herein described; thence continue East along said North line of West 73rd Street 1538.352 feet to a point 3232 feet due West of the East line of the Northeast Quarter of Section 29, aforesaid; thence North at right angles to the North line of West 73rd Street 1103 feet to the South line of the Commonwealth Edison Company right-of-way (being a line 200 feet due South and parallel with the North line of Section 29, aforesaid); thence West along said line 1538.352 feet to a point 492.46 feet East of (as measured along said South line of the Commonwealth Edison Company right-of-way) the East line of South Narragansett Avenue; thence South at right angles to the last described course 1103 feet to the point of beginning, in Cook County, Illinois.

PARCEL II:

The West 384.564 feet of the East 1153.788 feet of a tract of land described as follows:

That part of the Northwest Quarter of Section 29, Township 38 North, Range 13 East of the Third Principal Meridian, described as follows:

Commencing at the intersection of the North line of West 73rd Street (being 1303 feet South of, measured at right angles and parallel with the North line of Section 29, aforesaid) and the East line of South Narragansett Avenue (being a line 50 feet East of the West line of said Section 29); thence East along the North line of West 73rd Street 500 feet to the point of beginning of the land herein described; thence continue East along said North line of West 73rd Street 1538.352 feet to a point 3232 feet due West of the East line of the Northeast Quarter of Section 29, aforesaid; thence North at right angles to the North line of West 73rd Street 1103 feet to the South line of the Commonwealth

EXHIBIT "A"

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Edison Company right-of-way (being a line 200 feet due South and parallel with the North line of Section 29, aforesaid); thence West along said South line 1538.352 feet to a point 492.46 feet East of (as measured along said South line of the Commonwealth Edison Company right-of-way) the East line of South Narragansett Avenue; thence South at right angles to the last described course 1103 feet to the point of beginning, in Cook County, Illinois.

Parcel III

That part of the Northwest Quarter of Section 29, Township 38 North, Range 13 East of the Third Principal Meridian, described as follows:

Commencing at the intersection of the North line of West 73rd Street (being 1303 feet South of, measured at right angles and parallel with the North line of Section 29, aforesaid) and the East line of South Narragansett Avenue (being a line 50 feet East of the West line of said Section 29); thence East along the North line of West 73rd Street 500 feet to the point of beginning of the land herein described; thence continue East along said North line of West 73rd Street 1538.352 feet to a point 3232 feet due West of the East line of the Northeast Quarter of Section 29, aforesaid; thence North at right angles to the North line of West 73rd Street 1103 feet to the South line of the Commonwealth Edison Company right-of-way (being a line 200 feet due South and parallel with the North line of Section 29, aforesaid); thence West along said South line 1538.352 feet to a point 492.46 feet East of (as measured along said South line of the Commonwealth Edison Company right-of-way) the East line of South Narragansett Avenue; thence South at right angles to the last described course 1103 feet to the point of beginning, except the East 1153.78 feet thereof, in Cook County, Illinois.

EXHIBIT "A"

Page 2

90445214

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STATE OF ILLINOIS

COUNTY OF Cook

) SS

Ross E. Turner

BEING DULY SWORN ON OATH,
 STATES THAT HE RESIDES AT Los Angeles, California
 AND THAT THE ATTACHED DEED OR LEASE IS NOT
 IN VIOLATION OF CHAPTER 109 OF THE ILLINOIS REVISED STATUTES FOR
 ONE OF THE FOLLOWING REASONS:

- () THE SALE OR EXCHANGE IS OF AN ENTIRE TRACT OF LAND NOT BEING A PART OF A LARGER TRACT OF LAND.
- (xx) THE LEGAL DESCRIPTION OF THE LAND DESCRIBED ON THE ATTACHED DOCUMENT IS IDENTICAL TO THE DESCRIPTION OF THE LAND SHOWN ON THE DEED BY WHICH THE GRANTORS (LESSORS) TOOK TITLE.
- () 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.
- () THE DIVISION OF LOTS OR BLOCKS OF LESS THAN ONE ACRE IN ANY RECORDED SUBDIVISION WHICH DOES NOT INVOLVE ANY NEW STREETS OR EASEMENTS OF ACCESS.
- () THE SALE OR EXCHANGE OF PARCELS OF LAND BETWEEN OWNERS OF ADJOINING AND CONTIGUOUS LAND.
- () THE CONVEYANCE OF PARCELS OF LAND OR INTERESTS THEREIN FOR USE AS A RIGHT-OF-WAY FOR RAILROADS OR PUBLIC UTILITY FACILITIES AND OTHER PIPE LINES WHICH DOES NOT INVOLVE ANY NEW STREETS OR EASEMENTS OF ACCESS.
- () 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.
- () CONVEYANCES MADE TO CORRECT DESCRIPTIONS IN PRIOR CONVEYANCES.
- () 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.
- () THE SALE OF A SINGLE LOT OF LESS THAN FIVE 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.

AFFIANT FURTHER STATES THAT HE MAKES THIS AFFIDAVIT FOR THE PURPOSE OF INDUCING THE RECORDER OF DEEDS OF Cook COUNTY TO ACCEPT THE ATTACHED INSTRUMENT FOR RECORDING.

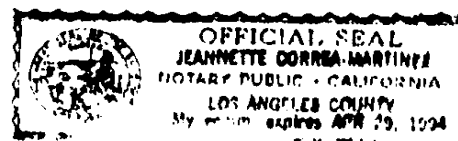
Ross E. Turner

90-145289

SUBSCRIBED AND SWORN BEFORE ME

THIS 11th DAY OF September, 1990.

Jeannette Corra-Martinez
 NOTARY PUBLIC



REV. 9/26/80