

WARRANTY DEED  
SUITOR (ILLINOIS)  
(Corporation to Individual)

UNOFFICIAL COPY 90458969

COOK  
CO. NO. 010  
87675

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR

R. B. DEVELOPMENT, 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 the sum of ONE THOUSAND \*\*\*\*\* DOLLARS,

in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

CLARENCE D. PHILLIPS and NAOMI PHILLIPS, his Wife

(NAME AND ADDRESS OF GRANTEE)

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

A portion of the east 1/2 (the west line of which is parallel with the west line of south Colfax Avenue) of a tract of land described as follows: That part of the 79 foot wide right of way of the Baltimore, Pittsburgh and Chicago Railroad lying in the west 1/2 of the north west 1/4 of Section 31, Township 38 North, Range 15 east of the third principal meridian, and lying west of the west line of South Colfax Avenue opened by ordinance passed November 8, 1923 and lying east of the east line of South Kingston Avenue opened by ordinance passed November 8, 1923; all in Cook County, Illinois; said portion lying west of a first line beginning at a point on the northeasterly line of said tract of land being 42.08 feet northwesterly of the North East corner of said tract of land (the northeasterly line of said tract assumed herein to bear north 52 degrees, 36 minutes, 30 seconds west); thence south 00 degrees, 00 minutes, 00 seconds east along a line a distance of 28.37 feet to a point; thence north 90 degrees, 00 minutes, 00 seconds east along a line a distance of 0.60 feet to a point; thence south 00 degrees, 00 minutes, 00 seconds continued on reverse side

Permanent Real Estate Index Number(s): 21-31-100-118-0000

Address(es) of Real Estate: 8046 Colfax Ave. Chicago, Illinois 60617

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 President, and attested by its Secretary, this 31st day of August, 19 90.

IMPRESS  
CORPORATE SEAL  
HERE

BY [Signature] R. B. DEVELOPMENT, INC. (NAME OF CORPORATION)  
ATTEST: Loretta Stern

13<sup>00</sup>

PRESIDENT  
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 Richard B. Stern personally known to me to be the President of the R. B. DEVELOPMENT, INC.

corporation, and Loretta F. Stern 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 President and 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.

OFFICIAL SEAL  
JOHN H. DOERING  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 10/29/91

Given under my hand and official seal, this 31st day of August, 19 90

Commission expires 19 [Signature] NOTARY PUBLIC

This instrument was prepared by John H. Doering (NAME AND ADDRESS)  
20180 Governors Highway  
Olympia Fields, IL 60461

MAIL TO { Clarence Phillips (Name)  
8046 Colfax Ave. (Address)  
Chicago, Ill. 60617. (City, State and Zip)

BOX 333 - GG  
SEND SUBSEQUENT TAX BILLS TO:  
Clarence Phillips (Name)  
8046 Colfax Ave. (Address)  
Chicago, Illinois 60617 (City, State and Zip)

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

Box 333

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
79.00

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP SEP 20 1990  
39.50

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
592.50

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east along the center line of a party wall a distance of 34.00 feet to a point; thence north 90 degrees, 00 minutes, 00 seconds west along a line a distance of 0.60 feet to a point; thence south 00 degrees, 00 minutes, 00 seconds east along a line a distance of 37.06 feet to a point on the southwesterly line of said tract of land being 42.08 feet northwesterly of the South East corner of said tract of land; and said portion lying east of a second line beginning at a point on the northeasterly line of said tract of land being 68.59 feet northwesterly of the northeast corner of said tract of land (the northeasterly line of said tract assumed herein to bear north 52 degrees 36 minutes 30 seconds west); thence south 0 degrees 00 minutes 00 seconds east along a line a distance of 28.55 feet to a point; thence north 90 degrees 00 minutes 00 seconds east along a line a distance of 0.60 feet to a point; thence south 0 degrees 00 minutes 00 seconds east along the center line of a party wall a distance of 34.09 feet to a point; thence north 90 degrees 00 minutes 00 seconds west along a line a distance of 0.60 feet to a point; thence south 0 degrees 00 minutes 00 seconds east along a line a distance of 36.79 feet to a point on the southwesterly line of said tract of land being 68.59 feet northwesterly of the southeast corner of said tract of land.

Property of Cook County Clerk's Office

STATE OF ILLINOIS  
 DEPARTMENT OF REVENUE  
 TAX COLLECTOR  
 CHICAGO  
 00 00

STATE OF ILLINOIS  
 DEPARTMENT OF REVENUE  
 TAX COLLECTOR  
 CHICAGO  
 38 20

00 01

BEAVERE REVENUE  
 DISTRICT  
 CITY OF CHICAGO  
 205 20

0122000

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)

COUNTY OF COOK )

SS.

RICHARD B. STERN, being duly sworn on oth, states that he resides at 20085 INVERNESS OLYMPIA FIELDS, IL 60461 That the attached deed is not in violation of section 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 amandatory 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 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 31st day of August, 1990

John H. Doeringer  
NOTARY PUBLIC

" OFFICIAL SEAL "  
JOHN H. DOERINGER  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 10/29/91

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STATE OF ILLINOIS

CLERK OF THE COURT

22

CHIEF JUSTICE

IN SENATE, January 11, 1900.  
REPORT OF THE COMMISSIONERS OF THE LAND OFFICE,  
IN RESPONSE TO A RESOLUTION PASSED BY THE SENATE  
MAY 11, 1899.

1000000000

Property of Cook County Clerk's Office

OFFICIAL SEAL  
JOHN H. COOPER, CLERK  
STATE OF ILLINOIS  
MY COMMISSION EXPIRES JANUARY 31, 1901