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90472519

THE GRANTOR

Kaufman and Broad of Illinois, Inc.
10877 Wilshire Blvd.
Los Angeles, California 90024

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, CONVEYS and WARRANTS to New Faith Baptist Church

(The Above Space For Recorder's Use Only)

COOK CO. 12. 018

011577



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
SEP 23 1990
REVENUE
176.50

REAL ESTATE TRANSACTION TAX
Cook County
8825

a corporation organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 25 South Central Ave.

Matteson, Illinois 60443, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

See attached for property Description, Covenants and Restrictions

Permanent Real Estate Index Number(s): 31-16-100-019 and part of 31-16-101-003

Address(es) of Real Estate: SE Corner of Volmer and Central Matteson, Illinois

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 President, and attested by its Asst. Secretary, this 12th day of Sept., 1990.

IMPRESS
CORPORATE SEAL
HERE

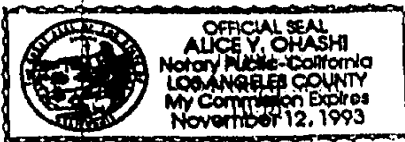
Kaufman and Broad of Illinois, Inc.
BY R. Chad Dreier
ATTEST Barton P. Pachino

14.00
PRESIDENT

ASST. SECRETARY

California
State of Illinois, County of Los Angeles ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that R. Chad Dreier personally known to me to be the President of the

Kaufman and Broad of Illinois, Inc. corporation, and Barton P. Pachino personally known to me to be the Asst. 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 Asst. 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 12th day of September 1990

Commission expires November 12 1993
NOTARY PUBLIC

This instrument was prepared by R. F. Rohlfing 1411 E. Crossing Ln Mt. Pleasant, SC 29464

MAIL TO

New Faith Baptist Church
c/o Candy
25 S. Central Ave.
Matteson, IL 60443

SEND SUBSEQUENT TAX BILLS TO

New Faith Baptist Church
25 South Central Ave.
Matteson, Illinois 60443

OR

RECORDER'S OFFICE BOX NO

BOX 333 - GG

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WARRANTY DEED

Corporation to Corporation

TO

GEORGE E. COLE[®]
LEGAL FORMS

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION FOR WARRANTY DEED DATED SEPT. 12, 1990
GRANTOR: KAUFMAN AND BROAD OF ILLINOIS, INC.
GRANTEE: NEW FAITH BAPTIST CHURCH

PROPERTY DESCRIPTION

LOT 3 IN WOODGATE GREEN UNIT 7A, BEING A SUBDIVISION OF PART OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 85065077, IN COOK COUNTY, ILLINOIS.

AND ALSO

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 3 IN WOODGATE UNIT 7A, BEING A SUBDIVISION OF PART OF LOT 4 IN THE SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING ALSO ON THE RIGHT OF WAY LINE OF FAI ROUTE 57 PER CONDEMNATION SUIT NO. 66L13018; THENCE NORTH 00° 08' 40" EAST ALONG SAID RIGHT OF WAY LINE OF FAI ROUTE 57, A DISTANCE OF 80.24 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE OF FAI ROUTE 57 BEING A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 440.87 FEET AND A CHORD BEARING OF SOUTH 59° 53' 35" EAST, A DISTANCE OF 197.90 FEET TO A POINT OF TANGENCY; THENCE SOUTH 44° 31' 36" EAST ALONG SAID RIGHT OF WAY LINE OF FAI ROUTE 57, A DISTANCE OF 437.02 FEET; THENCE SOUTH 26° 24' 33" WEST, A DISTANCE OF 242.31 FEET TO A POINT ON A CURVE; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 475.31 FEET AND A CHORD BEARING OF NORTH 66° 47' 27" WEST, A DISTANCE OF 53.09 FEET; THENCE SOUTH 20° 00' 33" WEST, A DISTANCE OF 105.32 FEET; THENCE SOUTH 89° 50' 35" WEST, A DISTANCE OF 285.43 FEET TO THE WEST LINE OF SECTION 16, BEING ALSO THE EAST LINE OF SAID LOT 3 IN WOODGATE UNIT 7A; THENCE NORTH 00° 08' 40" EAST ALONG SAID WEST LINE OF SECTION 16, BEING ALSO THE EAST LINE OF SAID LOT 3 IN WOODGATE UNIT 7A, A DISTANCE OF 625.61 FEET TO THE PLACE OF BEGINNING.

~~PROPOSED RIGHT OF WAY DESCRIPTION~~

~~THAT PART OF LOT 3 IN WOODGATE GREEN UNIT 7A, BEING A SUBDIVISION OF PART OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 13, AND THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 85065077, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:~~

~~BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN SAID WOODGATE GREEN UNIT 7A; THENCE SOUTH 89° 50' 04" EAST, A DISTANCE OF 280.00 FEET TO THE POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF~~

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10.0
4300.00 FEET, AND AN ARC DISTANCE OF 301.17 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 921.56 FEET, AND AN ARC DISTANCE OF 216.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 89° 50' 35" EAST, A DISTANCE OF 623.84 FEET TO THE POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 575.31 FEET, AND AN ARC DISTANCE OF 266.75 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 26° 24' 39" WEST, A DISTANCE OF 50 FEET; THENCE SOUTH 26° 24' 38" WEST, A DISTANCE OF 50 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHERLY HAVING A CHORD BEARING OF NORTH 76° 52' 26" WEST AND A RADIUS OF 475.91 FEET, AN ARC DISTANCE OF 220.98 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89° 50' 35" WEST, A DISTANCE OF 623.84 FEET TO THE POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 492.56 FEET, AND AN ARC DISTANCE OF 299.74 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 4200.00 FEET, AND AN ARC DISTANCE OF 278.00 FEET TO A POINT OF TANGENCY; THENCE NORTH 89° 50' 04" WEST, A DISTANCE OF 280.00 FEET; THENCE NORTH 00° 00' 56" EAST, A DISTANCE OF 100.00 FEET, TO THE POINT OF BEGINNING.

RIGHT-OF-WAY COVENANTS AND RESTRICTIONS

SUBJECT, HOWEVER, TO THE FOLLOWING COVENANTS AND RESTRICTIONS, WHICH SHALL BE TAKEN TO BE REAL COVENANTS RUNNING WITH THE LAND AND BINDING UPON THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, EXECUTORS AND ADMINISTRATORS, IN PERPETUITY OR UNTIL SAID COVENANTS AND RESTRICTIONS ARE WAIVED AND RELEASED BY THE VILLAGE OF MATTESON:

THAT A RIGHT-OF-WAY, BEING ONE HUNDRED (100) FEET IN WIDTH, COMMENCING AT THE EAST BOUNDARY OF CENTRAL AVENUE, BEING ALSO THE WESTERN BOUNDARY OF SAID PROPERTY ACROSS AND UPON THE SAID PROPERTY TO THE EASTERN BOUNDARY THEREOF, IS HEREBY RESERVED FOR THE FUTURE LOCATION, DEVELOPMENT AND INSTALLATION OF AN ARTERIAL STREET IN ACCORDANCE WITH THE REQUIREMENTS OF THE VILLAGE OF MATTESON;

THAT NO EXACT LOCATION IS HEREBY PRESCRIBED FOR THE RIGHT-OF-WAY BUT THE GRANTEE RETAINS THE RIGHT TO SITUATE THE ROADWAY WITHIN THE SAID PROPERTY AS IT AND THE VILLAGE OF MATTESON SHALL JOINTLY AGREE; PROVIDED, HOWEVER, THAT THE RIGHT-OF-WAY MAY NOT BE SITUATED SO THAT ANY CURVE IN SAID ROADWAY IS EQUAL TO OR GREATER THAN 45 DEGREES.

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