

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTORS, JAMES S. DEUTSCH AND LAWRENCE S. DEUTSCH, both of St. Louis, Missouri, for and in consideration of Ten (\$10.00) Dollars in hand paid, and other and valuable consideration, convey and warrant to West Roosevelt Road Corp., an Illinois corporation (the "GRANTEE"), of 5620 W. Roosevelt Road, Chicago, Illinois 60644, the following described real estate situated in the County of Cook in the State of Illinois, to-wit:

See Legal Description on the reverse side hereof.

SUBJECT TO: (a) all taxes, special assessments and special taxes levied for any year after the year A.D. 1986; (b) the rights of all persons claiming by, through or under the purchaser; (c) building lines, building restrictions, restrictions and rights-of-way of record; (d) the right of public or quasi-public utilities in the premises; and (e) the right reserved in Grantors, and Grantors' guests, invitees, tenants, successors, assigns, grantees, heirs and personal representatives of, a non-exclusive easement to use that portion of West Taylor Street fronting the southern boundary of the real estate for ingress, egress, roadway and utility purposes;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **THIS IS NOT HOMESTEAD PROPERTY.**

Real Estate Tax Numbers: 16-17-43-026 and 16-17-213-022-9002
Address of Property: 5640 W. Taylor Street, Chicago

DATED this 12 day of April, 1993.

James S. Deutsch
James S. Deutsch

Lawrence S. Deutsch
Lawrence S. Deutsch

COOK COUNTY, ILLINOIS
FILED FOR RECORD

STATE OF MISSOURI

COUNTY OF St. Louis

MAY 20 PM 2:57

93407204

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that James S. Deutsch and Lawrence S. Deutsch, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this 10th day of April, 1993, in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

KIMBERLY H. SPRINGER
NOTARY PUBLIC - STATE OF MISSOURI
ST. LOUIS COUNTY
MY COMMISSION EXP. MAY 31, 1993

Kimberly H. Springer
Notary Public

This instrument was prepared by: RICK AND CROTTY, P.C., 55 West Monroe Street Suite 3390, Chicago, Illinois 60603.

SEND SUBSEQUENT TAX BILLS TO:

West Roosevelt Road Corp.
an Illinois corporation
5620 W. Roosevelt Road
Chicago, Illinois 60644

AFTER RECORDING, RETURN DEED TO:

Harold H. Schwartz
Lawyer, Shoetok, Kolman & Frank
30 N. LaSalle Street, Suite 2500
Chicago, Illinois 60604

BOOK
CO. NO. 018
1993
STATE OF ILLINOIS
REAL ESTATE TRANSACTIONS
266.50

93407201
15225

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93407201

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT (1 / 1 / 1)

STATE OF ILLINOIS

COUNTY OF COOK) SS.

MARCO SCHWARTZ, being duly sworn on oath, states that
resides at 30 N. WASHINGTON CHgo IL. That the
attached deed is not in violation of 765 ILCS 205/1 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;

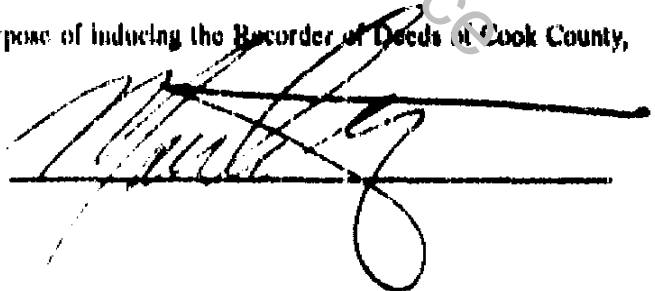
- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1939.

2. The division or subdivision of the land into parcels or tracts of five 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 one 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 easement 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 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.
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 amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that _____ 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 1st day of May, 1992.


Notary Public

NOTARIES PUBLIC
DORIS L. ...
Cook County
Illinois

93407204

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Property of Cook County Clerk's Office

93407201

STREET ADDRESS: 5640 W. TAYLOR STREET
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 16-17-413-026-0000

LEGAL DESCRIPTION:

PARCEL 1:

THAT PART OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17 AFORESAID, WITH A LINE 347.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 17 AFORESAID; THENCE NORTH 00 DEGREES 36 MINUTES 22 SECONDS WEST PARALLEL WITH SAID EAST LINE 248.13 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 04 SECONDS WEST 125.19 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 52 SECONDS EAST 106.23 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 32 SECONDS EAST 60.28 FEET; THENCE SOUTH 0 DEGREES 02 MINUTES 52 SECONDS EAST 141.13 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 46 SECONDS EAST 77.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.