

WARRANTY DEED  
State of (ILLINOIS)  
(Includin (to include))

UNOFFICIAL COPY

COOK  
CO. NO. 018

2 1 2 4 2 8



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
FEB 23 1985  
1 2 00

REAL ESTATE TRANSFER TAX  
CALUMET CITY - City of Homes

REVENUE STAMP  
FEB 23 1985  
9 8 1 2 9

REAL ESTATE TRANSACTION TAX  
COOK COUNTY  
06.00  
93141511

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 William Dunlap, a widowed man, and Patsy Bendix, married to Sigmund Richard Bendix, as joint tenants

of the Town of Park Forest County of Cook State of Illinois for and in consideration of

Ten (\$10.00) DOLLARS.

and other good and valuable consideration hand paid.

CONVEY and WARRANT to

L B Properties, Inc.  
115 East South Street  
Galesburg, Illinois 61401

(NAME AND ADDRESS OF GRANTEE)

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

See Legal Description Attached

93141511

(Not a homestead property)

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): 30-19-100-079-0000

Address(es) of Real Estate: 1380 River Drive, Calumet City, Illinois 60409

DATED this 22nd day of February 1985

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  
William Dunlap (SEAL) Patsy Bendix by Stuart J. Friedman, Attorney-in-fact (SEAL)

State of Indiana, County of Cook Lake ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William Dunlap and Stuart J. Friedman, Attorney-in-fact on behalf of Patsy Bendix

IMPRESS SEAL HERE

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

Given under my hand and official seal, this 22nd day of February 19 85

Commission expires September 23 1995 Laura A. Lane NOTARY PUBLIC

This instrument was prepared by Stuart J. Friedman, PINKERTON AND FRIEDMAN, P.C. 9008 Indianapolis Boulevard, Highland, IN 46322



MAIL TO: Daniel T. Smyth, Jr., Attorney (Name) 1315 West 22nd Street, Suite 302 (Address) Oakbrook, Illinois 60521 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO: L B Properties, Inc. (Name) 115 East South Street (Address) Galesburg, Illinois 61401 (City, State and Zip)

27 50

UNOFFICIAL COPY

Warranty Deed

INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®  
LEGAL FORMS

Property of Cook County Clerk's Office

93144511  
11598106

# UNOFFICIAL COPY

That part of the North fraction of the Northwest 1/4 of Section 19, Township 36 North, Range 15, East of the Third Principal Meridian described as follows: Beginning in a line drawn 311.66 feet West of and parallel with the East line of said Northwest 1/4, at a point 272.49 feet North of the South line of said Northwest 1/4; thence North on said parallel line 125.0 feet; thence West 124.88 feet along a line parallel with the South line of Green Lake Addition to Calumet City, according to the plat thereof recorded registered as document number 892881, to the intersection of the Southerly line of the right of way of the Public Service Company of Northern Illinois; thence Southwesterly on said right of way line 86.84 feet to a point of intersection with a line drawn parallel to and 473.33 feet West of the East line of said Northwest 1/4; thence South on said parallel line 40.90 feet; thence East parallel with the South line of said Green Lake Addition to Calumet City 161.67 feet to the place of beginning, containing 0.4284 acres more or less. ~~Subject to general taxes levied in the year 1949. Easements of existing streets, roads and highways. Right of any party in interest to appeal from or institute any other proceedings to modify, reverse or set aside, the decree entered the 7th day of October, 1946, in the Lake Superior Court in Hammond, Ind., Case Number 62116.~~

WD  
PB  
SR

Excluded from the warranty of the Grantor are easements and rights of way, use restrictions (public and private), liens and encumbrances of record, and the lien of current real estate taxes.

County Clerk's Office

9314511

UNOFFICIAL COPY

Property of Cook County Clerk's Office

93141511

UNOFFICIAL COPY

STATE OF ILLINOIS

COUNTY OF COOK

ss.

Stuart J. Friedman, Attorney in fact for Patsy Bendix and William Dunlap, being duly sworn on oath, states that he resides at 313 New Salem Street Park Forest, Illinois 60466. 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:

- A. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed.
- B. The conveyance falls in one of the following exemptions enumerated in said Paragraph 1.
  1. The division or subdivisions of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
  2. The division of lots or blocks of less than 1 acre of any recorded subdivision which not involve any new streets or easements of access;
  3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
  4. The conveyance of parcels of land or interest therein for use as a right of way for railroad, or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
  5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
  6. 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;
  7. Conveyances made to correct descriptions in prior conveyances;
  8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
  9. The sale of a single lot of less than 5 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.

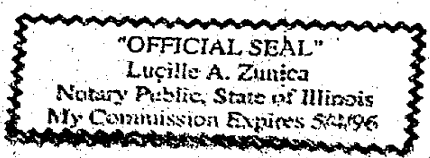
CIRCLE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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.

[Signature]

SUBSCRIBED and SWORN to before me this 2nd day of Feb, 1993.

Lucille A. Zunica  
NOTARY PUBLIC



9314511

UNOFFICIAL COPY

Property of Cook County Clerk's Office

90141511