

UNOFFICIAL COPY

95402767

WARRANTY

DEED

754917495025676W

re: 3842 N. Acorn
Franklin Pk., Il.

12-19.400-148

- DEPT-01 RECORDING \$29.00
- T00012 TRAN 4800 06/22/95 09:55:00
- 065614 JM *-95-402767
- COOK COUNTY RECORDER

The Grantors, Marie D. Ellis, and William J. Ellis, her husband, of Rosemont, Illinois, for and in consideration of Ten dollars (\$10.00) do hereby convey and warrant to Banogues Construction, Inc., an Illinois corporation, of Franklin Park, Illinois, all of their in interest in the real property described on the attached Exhibit A, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated June 20, 1995.

Marie D. Ellis

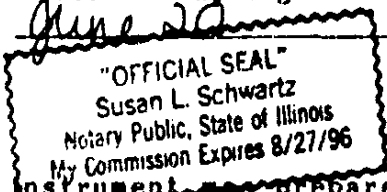
 Marie D. Ellis

William J. Ellis

 William J. Ellis

State of Illinois)
County of Lake)

I, the undersigned, a Notary Public in and for said County, hereby certify that Marie D. Ellis and William J. Ellis, known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day and acknowledged that each signed, sealed and delivered the said instrument as his/ her 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 June 20, 1995.



Susan L. Schwartz

 Notary Public

This instrument was prepared by Edward Hanrahan, Box 3788, Oak Park, Illinois 60303.

Mail to: MICHAEL C. FOLTZ
 1301 W. 22ND ST SUITE 213
 OAK BROOK IL 60521

BOX 333-CTI

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COOK COUNTY CLERK'S OFFICE

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 150.00

JUN 21 1998
 PB 10716

75.00

COOK COUNTY
 REAL ESTATE TRANSACTION TAX

COOK
 CO. NO. 016
 064483

PARCEL 1:

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THAT PART OF THE EAST 1/2 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS:

COMMENCING AT A POINT IN THE WEST LINE OF SAID EAST 1/2, WHICH IS 445.99 FEET SOUTH OF THE POINT OF INTERSECTION OF SAID WEST LINE WITH THE CENTER LINE OF FRANKLIN AVENUE; CONTINUING THENCE SOUTH IN SAID WEST LINE 714.09 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON THE ARC OF A CIRCLE, CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 494.34 FEET, FOR A DISTANCE OF 607.51 FEET TO ITS POINT OF INTERSECTION WITH THE NORTHERLY LINE OF A SPUR TRACT RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY. AS SAID RIGHT OF WAY IS RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, IN BOOK 56324, ON PAGES 243 TO 248, AS DOCUMENT NUMBER 17253047, ON THE 7TH DAY OF JULY, 1958, SAID NORTHERLY LINE BEING THE ARC OF A CIRCLE, CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 461.12 FEET; THENCE EASTERLY ON SAID LAST DESCRIBED ARC 55.80 FEET TO ITS POINT OF TANGENCY; THENCE NORTH 0 DEGREES 00 MINUTES 47 SECONDS WEST ON THE AXIS LINE OF SAID CIRCLE 6.38 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 13 SECONDS EAST IN THE NORTH LINE OF SAID RAILROAD RIGHT OF WAY 38.01 FEET TO THE POINT OF BEGINNING OF LAND TO BE DESCRIBED; THENCE NORTH 80 DEGREES 32 MINUTES 58 SECONDS WEST 90.72 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ON THE ARC OF A CIRCLE, CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 469.34 FEET, FOR A DISTANCE OF 298.02 FEET, THENCE NORTH 89 DEGREES 59 MINUTES 13 SECONDS EAST ON A LINE 150.88 FEET (MEASURED AT RIGHT ANGLES) NORTH OF THE NORTH LINE OF AFOREMENTIONED RAILROAD RIGHT OF WAY, FOR A DISTANCE OF 656.50 FEET; THENCE SOUTHEASTERLY ALONG A CURVED LINE, CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 296.94 FEET FOR A DISTANCE OF 218.24 FEET TO THE NORTH LINE OF SAID RAILROAD RIGHT OF WAY; THENCE SOUTH 89 DEGREES 59 MINUTES 13 SECONDS WEST ALONG SAID RAILROAD RIGHT OF WAY FOR A DISTANCE OF 458.39 FEET TO POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS (EXCEPT THAT PART LYING EAST OF THE WESTERLY LINE OF ACORN AVENUE, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 26, 1980 AND KNOWN AS TRUST NUMBER 50537 TO AMERICAN NATIONAL BANK OF BENSENVILLE, A NATIONAL BANKING ASSOCIATION, (FORMERLY KNOWN AS FIRST AMERICAN BANK OF BENSENVILLE), AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 29, 1979 AND KNOWN AS TRUST NUMBER 79-271, DATED DECEMBER 21, 1984 AND RECORDED DECEMBER 28, 1984 AS DOCUMENT 27386619 FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED TRACT OF LAND:

THE NORTH 36 FEET OF THE WEST 60.00 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF THE EAST 1/2 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS COMMENCING AT A POINT IN THE WEST LINE OF SAID EAST 1/2, WHICH IS 445.99 FEET SOUTH OF THE POINT OF

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EXHIBIT A

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INTERSECTION OF SAID WEST LINE WITH THE CENTER LINE OF FRANKLIN AVENUE; CONTINUING
THENCE SOUTH IN SAID WEST LINE 714.09 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY
ON THE ARC OF A CIRCLE, CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 494.34 FEET FOR A
DISTANCE OF 607.51 FEET TO ITS POINT OF INTERSECTION WITH THE NORTHERLY LINE OF A
SPUR TRACK RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD
COMPANY AS SAID RIGHT OF WAY IS RECORDED IN THE RECORDER'S OFFICE OF THE COOK COUNTY,
ILLINOIS IN BOOK 56324, ON PAGES 243 TO 248, AS DOCUMENT 18253047, ON THE SEVENTH DAY
OF JULY, 1958, SAID NORTHERLY LINE BEING THE ARC OF A CIRCLE CONVEX NORTHWESTERLY AND
HAVING A RADIUS OF 461.12 FEET; THENCE EASTERLY ON SAID LAST DESCRIBED ARC 55.80 FEET
TO ITS POINT OF TANGENCY; THENCE NORTH 0 DEGREES 00 MINUTES 47 SECONDS WEST ON THE
AXIS LINE OF SAID CIRCLE 6.38 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 13 SECONDS
EAST IN THE NORTH LINE OF SAID RAILROAD RIGHT OF WAY 38.01 FEET TO THE POINT OF
BEGINNING, OF LAND TO BE DESCRIBED; THENCE NORTH 80 DEGREES 32 MINUTES 58 SECONDS
WEST 90.72 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ON THE ARC OF A CIRCLE,
CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 469.34 FEET FOR A DISTANCE OF 298.02
FEET; THENCE NORTH 89 DEGREES 59 MINUTES 13 SECONDS EAST ON A LINE 150.88 FEET;
(MEASURED AT RIGHT ANGLES) NORTH OF THE NORTH LINE OF AFOREMENTIONED RAILROAD RIGHT
OF WAY, FOR A DISTANCE OF 656.60 FEET; THENCE SOUTHEASTERLY ALONG CURVED LINE, CONVEX
SOUTHWESTERLY AND HAVING A RADIUS OF 296.94 FEET FOR A DISTANCE OF 218.24 FEET TO THE
NORTH LINE OF SAID RAILROAD RIGHT OF WAY, THENCE SOUTH 89 DEGREES 59 MINUTES 13
SECONDS WEST ALONG SAID RAILROAD RIGHT OF WAY FOR A DISTANCE OF 458.39 FEET TO THE
POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM ALL THAT PART LYING
WEST OF THE WESTERLY LINE OF ACORN AVENUE, ALL IN COOK COUNTY, ILLINOIS.

Record of Cook County Clerk's Office

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2025-01-13

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AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK

} ss.

The undersigned, being first duly sworn, deposes and states that with respect to the land described in Chicago Title Insurance Company Commitment number _____

Affiant is: (strike inapplicable paragraph or language within paragraph)

- a. The owner of the land, the lessee of the land, the lessee of the building or space therein on the land;
- ~~b. That affiant entered into a written agreement with a "broker" as defined in the Real Estate License Act of 1983, for the purpose of selling, leasing or otherwise conveying an interest in the abovesaid land; that the said broker has performed under the terms of said written agreement and is entitled to compensation pursuant to said agreement in the amount of \$ _____~~
- c. A prospective buyer of the land, a prospective buyer of a leasehold estate in the land or of the building situated on the land or of space in the building situated on the land;
- ~~d. That affiant entered into a written agreement with a "broker" as defined in the Real Estate License Act of 1983, for the purpose of acquiring ownership of the land, or a leasehold estate in the land or building situated on the land or space in a building situated on the land; and that the said broker has performed under the terms of said written agreement and is entitled to compensation pursuant to said agreement in the amount of \$ _____~~
- ~~e. That the affiant has entered into no written agreement nor is aware of anyone else entering into any written agreement with any "broker", as defined in the Real Estate License Act of 1983, nor is aware of anyone who has provided licensed services that resulted in the procuring of a person or entity for the purposes of buying, selling, leasing, subleasing or otherwise conveying or acquiring any interest in the land.~~

The affiant makes this affidavit for the purpose of inducing Chicago Title Insurance Company to insure the title to the land described in the above-noted commitment without exception reflecting a Commercial Real Estate Broker's lien.

Further, the affiant sayeth not.

Date

x Pat McKeally
Signature of Affiant

Typed Name and Address of Affiant

Subscribed and sworn to before me this 20th day of June, 19 95.

Susan L. Schwartz
Notary Public

"OFFICIAL SEAL"
Susan L. Schwartz
Notary Public, State of Illinois
My Commission Expires 8/27/96

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