

UNOFFICIAL COPY

GEORGE E. COLE®
LEGAL FORMS

No. 808
November 1994

WARRANTY DEED Statutory (Illinois) (Individual to Individual)

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 Bernie M. Tuggle, a married man, Clyde C. Tuggle, a single person never married and A. Coleman Tuggle, a married man

of the City of Chicago County of Cook

State of Illinois for and in consideration of

Ten and 00/100 (\$10.00) DOLLARS,

and other good and valuable considerations _____

_____ in hand paid,

CONVEY _____ and WARRANT _____ to

A B Fund II Joint Venture
633 Skokie Boulevard, Suite 307, Northbrook, IL
60062
(Name and Address of Grantee)

the following described Real Estate situated in the County of Cook

_____ in the State of Illinois, to wit:

95043945
DEPT-01 RECORDING \$27.00
T#0012 TRAN 1767 01/19/95 14:25:00
48978 : SK * -95-043945
COOK COUNTY RECORDER

Above Space for Recorder's Use Only

See Legal Description Attached Hereto As A Part Hereof.

COOK
CLERK

2 2 3 3 3 3 3



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

JAN 19 1995
DEPT. OF REVENUE
485.00

2 2 3 3 3 3 3

Cook County
REAL ESTATE TRANSFER TAX

REVENUE
STAMP JAN 19 1995
111427



212.50

95043945

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. THIS DEED DOES NOT CONVEY PROPERTY SUBJECT TO THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS. SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; Document No. (s) _____

_____ and to General Taxes for 1994 and subsequent years.

Permanent Real Estate Index Number(s): 28-12-401-060

Address(es) of Real Estate: 14828-14846 S. McKinley, Posen, Illinois

Dated this 5th day of January, 19 95

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

(SEAL)

Bernie M. Tuggle
(SEAL) Bernie M. Tuggle

Clyde C. Tuggle
(SEAL) Clyde C. Tuggle

A. Coleman Tuggle
(SEAL) A. Coleman Tuggle

BOX 333-CTI

7536394-DI-COX 2

UNOFFICIAL COPY

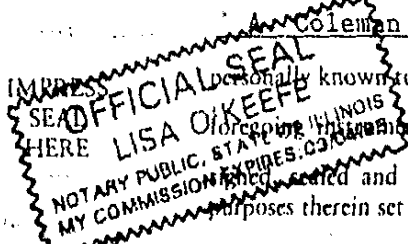
GEORGE E. COLE
LEGAL FORMS

Warranty Deed
Individual to Individual

TO

Property of Cook County Clerk's Office

State of Illinois, County of Cook s. I, the undersigned, a Notary Public in and for
said County, in the State aforesaid, DO HEREBY CERTIFY that Bernie M. Tuggle,
Coleman Tuggle and Clyde C. Tuggle



personally known to me to be the same person s whose names are subscribed to the
instrument, appeared before me this day in person, and acknowledged that they
executed 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 18th day of January 19 95
Commission expires _____ 19 _____
Lisa O'Keefe
NOTARY PUBLIC

The instrument was prepared by Lisa O'Keefe, Biederman & O'Keefe Ltd., 30 N. LaSalle Street, Suite
1426, Chicago, IL 60602 (Name and Address)

MAIL TO:

Ronald ROSEBRIAN
(Name)
200 W. MADISON #1950
(Address)
CHICAGO, IL 60606
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

AB FUND
(Name)
633 SKOLIE # 603
(Address)
NORTHBROOK, IL 60062
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

UNOFFICIAL COPY

EXHIBIT "A"

Legal Description

PARCEL 1:

LOT 2 (EXCEPT THE NORTH 535 FEET THEREOF) IN CLOVERLEAF INDUSTRIAL PARK SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHEAST FRACTIONAL 1/4 OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 24, 1975 AS DOCUMENT NO. 23303254

PARCEL 2:

A PERPETUAL AND NON-EXCLUSIVE 55 FOOT WIDE EASEMENT FOR THE BENEFIT OF AND APPURTENANT TO PARCEL 1 FOR INGRESS AND EGRESS CREATED BY A CERTAIN EASEMENT AGREEMENT DATED NOVEMBER 29, 1973 AND FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS ON DECEMBER 4, 1973 AS DOCUMENT 22561728 AND AMENDMENT TO SAID EASEMENT AGREEMENT DATED FEBRUARY 19, 1974 AND RECORDED MARCH 26, 1974 AS DOCUMENT 22666319 LYING 15 FEET WESTERLY OF AND 40 FEET EASTERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST FRACTIONAL 1/4 OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH ON THE WEST LINE THEREOF, 196.42 FEET FOR A PLACE OF BEGINNING; THENCE SOUTHEASTERLY 212.26 FEET TO A POINT, SAID POINT BEING 282.54 FEET SOUTH OF AND 194.00 FEET EAST OF SAID NORTHWEST CORNER (AS MEASURED ON SAID WEST LINE AND ON A LINE AT RIGHT ANGLES THERETO); THENCE SOUTH 1051.55 FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST FRACTIONAL 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

950433045

Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

20000000

UNOFFICIAL COPY

60217

MAPPING SYSTEM

Change of Information

Scannable document - read the following rules

1. Changes must be kept within the space limitations shown...
2. Do Not use punctuations...
3. Print in CAPITAL letters with black pen only...
4. Do Not Xerox form...
5. Allow only one space between names, numbers, and addresses.

SPECIAL NOTE:

- If a TRUST number is involved, it must be put with the NAME, leave one space between the name and number...
- If you don't have enough room for your full name, just your last name will be adequate...
- Property Index numbers (PIN#) must be included on every form...

PIN NUMBER:	28-12-401-060-0000
NAME/TRUST#:	AB FUNKO
MAILING ADDRESS:	633 SKOKIE BLVD. 307
CITY:	NORTHBROOK STATE: IL
ZIP CODE:	60062
PROPERTY ADDRESS:	14228-46 S. MCKINLEY
CITY:	POSEN STATE: IL
ZIP CODE:	60469

FILED: JAN 19 1995

JD
INITIALS

COOK COUNTY TREASURER

95043945

UNOFFICIAL COPY

Property of Cook County Clerk's Office

00000000