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Kawes, DL

ABOVE FOR RECORDER'S USE ONLY

DEPT-01 RECORDING	\$31.00
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\$6685 ÷ CG *--96-683929	
COOK COUNTY RECORDER	

SPECIAL WARRANTY DEED

Lutheran Social Services of Illinois, an Illinois not-for-profit corporation ("Grantor"), whose address is 1001 E. Touhy, Suite 50, DesPlaines, Illinois (60018-5800), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does by these presents sell and convey unto The Northern Trust Company, not personally but solely as trustee under Trust Agreement dated December 18, 1981 and known as Trust No. 6907 ("Grantee"), whose address is Northern Trust Company, East Deerpath and Bank Lane, Lake Forest, Illinois (60045), its successors and assigns, the lots, tracts or parcels of land lying, being and situated in the county of Cook, in the State of Illinois which is legally described on Exhibit A attached hereto and incorporated herein by reference subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto said Grantee and its successors and assigns forever, said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee and its heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the ^{5th} day of August, 1996.

LUTHERAN SOCIAL SERVICES OF ILLINOIS, an Illinois not-for-profit corporation

By: *Donald M. Hallberg*
 Name: Donald M. Hallberg
 Title: President

PREPARED BY:
 David A. Lapins, Esq.
 Sonnenschein Nath & Rosenthal
 8000 Sears Tower
 233 South Wacker Drive
 Chicago, Illinois 60606

After Recording Mail to:
 Cambridge Homes
 Attn: Steve Goodman
 800 So. Milwaukee
 Libertyville, IL 60048



CITY OF PARK RIDGE
 REAL ESTATE
 TRANSFER STAMP
 NO. 11531

BOX 333-CTI 3/00

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LEGAL DESCRIPTION

PARCEL 1: THOSE PARTS OF THE NORTHWEST 1/4 AND OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 1; RUNNING THENCE SOUTH ON THE WEST LINE OF SAID 1/4 SECTION, 6.413 CHAINS; THENCE NORTH 87 DEGREES 35 MINUTES EAST 15.286 CHAINS; THENCE NORTH 5 1/2 DEGREES EAST 6.465 CHAINS TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 1; THENCE NORTH 87 DEGREES 35 MINUTES EAST ALONG SAID NORTH LINE TO A POINT AS MEASURED ALONG SAID NORTH LINE WHICH IS 16.04 CHAINS EASTERLY OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE NORTH 5 DEGREES EAST, 10.50 CHAINS; THENCE WESTERLY 17 CHAINS TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1, DISTANT 10 CHAINS NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE SOUTH ON THE WEST LINE OF SAID NORTHWEST 1/4, 10 CHAINS TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART LYING WEST OF A LINE 498.11 FEET (AS MEASURED ALONG THE EAST AND WEST CENTER LINE OF SAID SECTION) EAST OF THE WEST LINE OF SAID SECTION AND ALSO EXCEPTING THEREFROM THAT PART TAKEN AND/OR USED FOR CANFIELD ROAD), EXCEPTING THEREFROM THE ABOVE-REFERENCED PARCEL WHEN TAKEN AS A TRACT THE FOLLOWING DESCRIBED PROPERTY: LOT 1 IN LUTHERAN WELFARE ASSOCIATION SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1965 AS DOCUMENT 19524056 IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 1 IN LUTHERAN WELFARE ASSOCIATION SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1965 AS DOCUMENT 19524056. IN COOK COUNTY, ILLINOIS.

Permanent Index Nos. 12-01-117-008-0000
 12-01-300-005-0000
 12-01-300-006-0000

Common Address: 1800 Canfield Road
 Park Ridge, IL

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PERMITTED TITLE EXCEPTIONS

1. Agreement for sewer construction and maintenance recorded May 21, 1986 as Document No. 86203361 made by Lutheran Social Services of Illinois and City of Park Ridge.
2. The south 270 feet, measured parallel to the south line of the land, falls within the Illinois Lutheran Welfare Association Subdivision recorded July 13, 1965 as Document No. 19524056. Relative thereto we note the following:

(A) A 5 foot utility easement along the west line of the land as reserved for and granted to the Middle States Telephone Company and their respective successors and assigns within the area as shown by dotted lines on the plat and marked "easement," to install, lay, construct, renew, operate and maintain conduits, cables, poles and wires, overhead and underground with all necessary braces, guys, anchors and other equipment for the purpose of serving the subdivision and other property with telephone and electric service; also is hereby granted the right to use the streets for said purposes, the right to overhang all lots with aerial service wires to serve adjacent lots, the right to enter upon the lots at any time to install, lay, construct, renew, operate and maintain within said easement area said conduits, cables, poles, wires, braces, guys, anchors and other equipment and finally the right is hereby granted to cut down and remove or trim and keep trimmed any trees, shrubs or saplings that interfere or threaten to interfere with any of the said public utilities equipment.

(B) A 15 foot easement for water main as disclosed by the aforesaid plat of subdivision.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK

} SS.

DAVID A. Caspary, attorney for Lutheran Social Services of Ill., being duly sworn on oath, states that
_____ resides at 4031 Terranore, Arlington Hs., 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, 1959.

- 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.
 - 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.
 - The sale or exchange of parcels of land between owners of adjoining and contiguous land.
 - 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.
 - The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 - The conveyance of land for highway or other public purposes or grant or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 - Conveyances made to correct descriptions in prior conveyances.
 - 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.

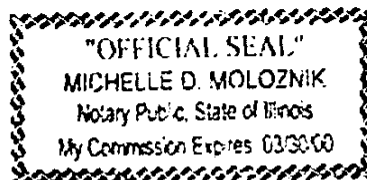
Affiant further states that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Lutheran Social Services of Illinois
an Illinois not-for-profit corporation
[Signature]

SUBSCRIBED and SWORN to before me

this 5th day of Sept, 1996.

[Signature]
Notary Public



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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of Illinois.

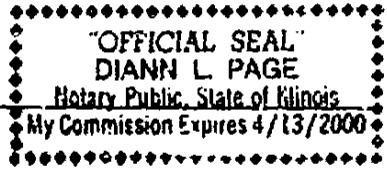
Date SEPTEMBER 5, 1996

Signature: Donald Hallberg
Grantor or Agent

Subscribed and sworn to before me by the said DONALD HALLBERG

this 5TH day of SEPTEMBER, 19 96

Notary Public Diann L. Page



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date Sept. 5, 19 96

Signature: [Signature]
Grantee or Agent

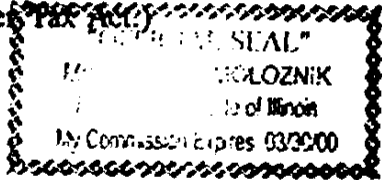
Subscribed and sworn to before me by the said _____

this 5th day of September, 19 96

Notary Public Michael D. Healy

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real estate Transfer Tax Act.)



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