

UNOFFICIAL COPY

96002178

WARRANTY DEED

(Corporation to Corporation)

7584922 DIV. II GAULT

THE GRANTOR,

Auto Clutch & Parts Service, Inc.,

DEPT-01 RECORDING \$27.00
T#0012 TRAN 8486 01/02/96 14:26:00
49505 # JH #-96-002178
COOK COUNTY RECORDER

a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in

consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

Seguin Services Incorporated,



Real Estate Transfer Tax
2/2/95

a not-for-profit corporation organized and existing under the laws of the State of Illinois, having its principal office at 3100 S. Central Avenue, Cicero, Illinois 60650.

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



Real Estate Transfer Tax
2/2/95

See Exhibit A attached hereto and made a part hereof

Real Estate Transfer Tax
2/2/95

Real Estate Transfer Tax
2/15/95

Subject to: (a) covenants, conditions and restrictions of record; (b) public and utility easements and roads and highways, if any; (c) general taxes for the year 1995 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1995; (d) that certain encroachment of fence located on the land over and onto the public way northwesterly and adjoining by approximately .97 feet as disclosed by survey made by Gremley & Biederman, Inc. dated July 10, 1991; (e) zoning and building laws and ordinances, (f) acts done or suffered by or through Purchaser; and (g) drains, drain tiles, pipes, feeders and existing conduit.

Permanent Index Number: 16-29-420-002-0000

Common Address of Real Estate:

Central Ave. at Ogden Ave. and 31st Str., Cicero, Illinois

THIS INSTRUMENT WAS PREPARED BY:

Todd M. Van Baren
Lerd, Bissell & Brook
115 S. LaSalle Street
Chicago, IL 60603

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Property of Cook County Clerk's Office

Cook
CO. NO. 018

246718



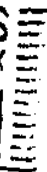
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

RB. 10688

JAN 2 '96

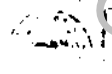
DEPT. OF
REVENUE

90.00



Cook County

REAL ESTATE TRANSFER TAX



9.00



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OFFICIAL SEAL
JERRY A. DANIEL
HONORARY PUBLIC STATE ATTORNEY
COMMISSION EXPIRES 12/31/01

BOX 333-211

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EXHIBIT A

LEGAL DESCRIPTION:

ALL THAT PART OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF THE SOUTHERLY LINE OF OGDEN AVENUE AS ESTABLISHED AND WESTERLY OF THE WEST LINE OF CENTRAL AVENUE (ALSO KNOWN AS 56TH AVENUE) AS ESTABLISHED (EXCEPT THAT PART THEREOF FALLING IN WEST 31ST STREET EXTENDED AND EXCEPT THAT PART THEREOF LYING WESTERLY OF A LINE RUNNING FROM A POINT ON THE NORTH LINE OF 31ST STREET, 426.76 FEET WEST OF THE EAST LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 29 TO A POINT ON THE SOUTHEASTERLY LINE OF OGDEN AVENUE, SAID POINT BEING 486.51 FEET SOUTHWESTERLY OF THE INTERSECTION OF THE SAID SOUTHEASTERLY LINE OF OGDEN AVENUE WITH THE EAST LINE OF SAID SOUTH EAST 1/4 OF SECTION 29), IN COOK COUNTY, ILLINOIS.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK

} SS.

Frank R. Raidl, President of Auto Clutch & Parts Service, Inc., being duly sworn on oath, states that

the ~~XXXXXXX~~ address of the corporation is 3125 W. Fullerton Ave, Chicago, IL, and 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, 1989.~~

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 he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

AUTO CLUTCH & PARTS SERVICE, INC.

By: Frank R. Raidl
Frank R. Raidl, President

SUBSCRIBED and SWORN to before me

this 26th day of December, 19 95.

Mary A. Kulinski
Notary Public

