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WARRANTY DEED

RECORDED 01 08 1997 10:24 AM 1997
Cook County Recorder-Deputy

MAIL TO:

Martin P. Murphy, Esq.
Burke, Weaver & Prell
55 West Monroe Street
Suite 800
Chicago, Illinois 60603

PLAT WITH THIS DOCUMENT

NAME & ADDRESS OF TAXPAYER:

Village of Northbrook
1225 Cedar Lane
Northbrook, Illinois 60062
Attn: Village Manager

RECORDER'S STAMP

J.Y.

lot 3

THE GRANTOR, ONE NORTH BROADWAY PARTNERSHIP, an Illinois general partnership, that is duly authorized to transact business in the State of Illinois for and in consideration of Ten (\$10) DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to the VILLAGE OF NORTHBROOK, an Illinois municipal corporation, having its principal place of business at 1225 Cedar Lane, Northbrook, Illinois as expansion of street right-of-way, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ON PLAT ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT A

SUBJECT TO THE ITEMS LISTED ON EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index Number(s): a portion of 04-06-206-001 and 04-06-206-002

Property Address: 4065 Commercial Avenue, Northbrook, Illinois

Dated this 5th day of November, 1997.

ONE NORTH BROADWAY PARTNERSHIP
an Illinois general partnership

J. Thomas Hurvis
Thomas Hurvis, a general partner

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Box 333

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STREET ADDRESS: 4065 COMMERCIAL AVENUE

CITY: NORTHBROOK

COUNTY: COOK

TAX NUMBER: 04-06-206-001-0000

LEGAL DESCRIPTION:

THAT PART OF LOTS 19 AND 20 IN VORBROOK COMMERCIAL PARK, BEING A SUBDIVISION OF PART OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 11, 1975 AS DOCUMENT 23219091 AND FILED SEPTEMBER 12, 1975 AS DOCUMENT LR2829208, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 20 IN SAID VORBROOK COMMERCIAL PARK; THENCE ALONG THE NORTH LINE OF SAID LOT 20 NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 215.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE OF LOTS 20 AND 19 ON A CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 122.43 FEET AND HAVING A CHORD WHICH BEARS NORTH 79 DEGREES 12 MINUTES 29 SECONDS WEST; THENCE CONTINUING ALONG THE NORTHERN BOUNDARY OF SAID LOT 19 ON A CURVE TO THE LEFT HAVING A RADIUS OF 38.50 FEET, AN ARC DISTANCE OF 49.23 FEET AND HAVING A CHORD WHICH BEARS SOUTH 74 DEGREES 57 MINUTES 06 SECONDS WEST; THENCE CONTINUING ALONG THE BOUNDARY OF SAID LOT 19 ON A CURVE TO THE LEFT HAVING A RADIUS OF 2470.00 FEET, AN ARCC DISTANCE OF 43.10 FEET AND HAVING A CHORD WHICH BEARS SOUTH 37 DEGREES 49 MINUTES 11 SECONDS WEST; THENCE NORTH 65 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 54.86 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 140.63 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

1. General real estate taxes for 1998 and subsequent years;
2. Covenants and restrictions contained in declaration of protective covenants filed September 25, 1975 as LR 2831194 and recorded September 25, 1975 as Document 23233862;
3. A 30 foot building line as shown on the plat of subdivision of Vorbrook Commercial Park Subdivision recorded September 11, 1975 as Document 23219091 and filed September 12, 1975 as Document LR 2829208 over the north and westerly line of lot 19 and the north line of lot 20;
4. A 10 foot easement for public utilities and drainage as shown on plat of Vorbrook Commercial Park Subdivision recorded September 11, 1975 as Document 23219091 and filed September 12, 1975 as Document LR 2829208 over the north and westerly line of lot 19 and the north line of lot 20;
5. Easement over the areas noted at exceptions 3 and 4 referenced above being a part of the land for the purpose of installing and maintaining all equipment necessary to serve the subdivision and other land with gas service, together with right of access to said equipment as created by grant to Northern Illinois Gas Company and its respective successors and assigns and as shown on the Plat of Subdivision recorded September 11, 1975 as Document 23219091 and filed September 12, 1975 as Document LR 2829208;
6. Easement for storm sewer over the northerly 31.0 feet of the easterly 80.0 feet of lot 19, as disclosed by survey number 78580A dated November 17, 1987 by Certified Survey Company; and
7. Interest of utility companies to maintain utilities on the property as disclosed by concrete base for transformers and TV pedestal, located along the south and north property lines, and other areas, as disclosed by survey number 78580A dated November 17, 1987 by Certified Survey Company.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
COUNTY OF COOK)

J. Thomas Hurvis, being duly sworn on
November 5 1997. 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 premies described in said deed.

OR

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 railroads 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 dies 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, an determined by the dimensions
and configuration of the larger tract on October 1, 1973, and pro-
vided also that this exemption does not invalidate any local re-
quirements applicable to the subdivision of land.

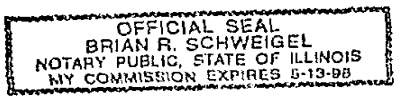
CIRCLE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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.

J. Thomas Hurvis
J. Thomas Hurvis

SUBSCRIBED and SWORN to before me
this 5th day of November, 1997

[Signature]
NOTARY PUBLIC



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