

UNOFFICIAL COPY

97317599

WARRANTY DEED

76-44-398 D2. Ined ~~not~~

THE GRANTORS, JANE LOUISE NELSON, as to an undivided 1/5 interest; THOMAS STEVENS NELSON, as to an undivided 1/5 interest; GREGORY PAUL NELSON, as to an undivided 1/5 interest; CYNTHIA MARIE BRETSCHER, formerly known as CYNTHIA MARIE NELSON, as to an undivided 1/5 interest; and SUSAN MARIE MATSON, formerly known as SUSAN MARIE NELSON, as to an undivided 1/5 interest, having a common mailing address of 18036 Gottschalk Avenue, Homewood, Illinois 60430, for and in consideration of Ten and 00/100 (\$10.00) DOLLARS, and other valuable consideration in hand paid, CONVEY and WARRANT to

DEPT-01 RECORDING \$35.00
T#0012 TRAN 4990 05/06/97 14:45:00
#5986 # CG *-97-317599
COOK COUNTY RECORDER

THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY, a Delaware Corporation, GRANTEE,

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever. SUBJECT TO: general real estate taxes not now billed and payable; an existing Lease with Itel Terminals, Inc. dated August 15, 1995 having a term extending until December 31, 1999; streets, roads, highways, railroad rights of way, switch and spur tracks, if any; easements recorded as document 20211663.

35.00

97317599

THIS IS NOT HOMESTEAD PROPERTY.

Legal Description: See Attached Legal Description

Permanent Index Number (PIN): 19-02-100-032

Address of Real Estate: 3801 West 41st Street, Chicago, Illinois 60632

DATED this 27th day of April, 1997

JANE LOUISE NELSON

By: Jane Louise Nelson

GREGORY PAUL NELSON

By: Gregory Paul Nelson

THOMAS STEVENS NELSON

By: Thomas Stevens Nelson

CYNTHIA MARIE BRETSCHER, formerly known as CYNTHIA MARIE NELSON

By: Cynthia Marie Bretscher

Office

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Property of Cook County Clerk's Office

66521326
97317599

REAL ESTATE TRANSACTION TAX
Cook County
REVENUE
STAMP
MAY-697
PA. 11/24
1113343
982.50

STATE OF ILLINOIS
REAL ESTATE TRANSFX TAX
DEPT. OF REVENUE
MAY-697
725.00
18.10715
054551
COST: 06
CENT: 06

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SUSAN MARIE MATSON,
formerly known as
SUSAN MARIE NELSON

By: Susan Marie Matson

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JANE LOUISE NELSON, THOMAS STEVENS NELSON, CYNTHIA MARIE BRETSCHER, formerly known as CYNTHIA MARIE NELSON, and SUSAN MARIE MATSON, formerly known as SUSAN MARIE NELSON, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as their free and voluntary act and deed, 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 29th day of April, 1997.

Commission expires March 11 1998

Eleanor Sandquist
NOTARY PUBLIC



STATE OF GEORGIA)
) SS.
COUNTY OF DeKalb

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that GREGORY PAUL NELSON, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument as his free and voluntary act and deed, 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 29 day of April, 1997.

Commission expires Notary Public, DeKalb County, Georgia
My Commission Expires June 13, 1998 19__

Patricia A. Brown
NOTARY PUBLIC

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This instrument was prepared by:

Robert W. Earhart, Jr.
7330 College Dr., Suite 201
Palos Heights, Illinois 60463

Mail to:

Dennis R. Wilson, Esq.
The Burlington Northern
And Santa Fe Railway Company
1700 E. Golf Road
2nd Floor
Schaumburg, IL 60173

* 00
* 64131
* 13131
* 13131

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
HELP US
REVENUE APR 16 '97
68-11153

5437.50

5437.50

BOX 333-CT1

97317599

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Property of Cook County Clerk's Office

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STREET ADDRESS: 3801 W 41ST STREET
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 19-02-100-032-0000

LEGAL DESCRIPTION:

PARCEL 1:

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 2, 1419.50 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 2, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A PARCEL OF LAND CONVEYED TO ARTHUR E. NELSON BY THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY ON JUNE 16, 1967; THENCE WEST ON THE SOUTH LINE OF THE AFORESAID PARCEL CONVEYED TO ARTHUR E. NELSON, A DISTANCE OF 90 FEET TO A POINT, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF THE AFORESAID PARCEL CONVEYED TO ARTHUR E. NELSON; THENCE SOUTH ON A LINE PARALLEL WITH AND 90 FEET WEST OF THE AFORESAID EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, A DISTANCE OF 590 FEET TO A POINT; THENCE SOUTHEAST, A DISTANCE OF 465 FEET TO A POINT ON THE AFORESAID EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, SAID POINT BEING 2464 FEET SOUTH OF THE AFORESAID NORTH LINE OF SAID SECTION 2; THENCE NORTH ON THE AFORESAID EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, A DISTANCE OF 1045 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS CREATED BY GRANT FROM THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY TO ARTHUR H. NELSON DATED JUNE 16, 1967 AND RECORDED NOVEMBER 22, 1967 AS DOCUMENT 20330711 FOR INGRESS AND EGRESS AND PASSAGEWAY OVER A STRIP OF LAND IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING 16.5 FEET ON EITHER SIDE OF A CENTER LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH ALONG THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF 1419.50 FEET; THENCE WEST ALONG A LINE PERPENDICULAR TO SAID EAST LINE 90 FEET TO THE POINT OF BEGINNING FOR THE AFORESAID CENTER LINE; THENCE WEST ALONG SAID LINE EXTENDED TO A POINT 158 FEET WEST OF THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK

} SS.

THOMAS S. NELSON

, being duly sworn on oath, states that

he resides at 18036 Gottschalk Avenue, Homewood, IL 60430. 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;

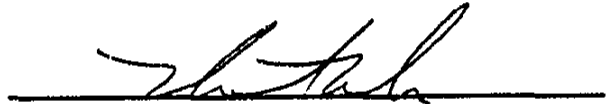
- OR -

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.
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.

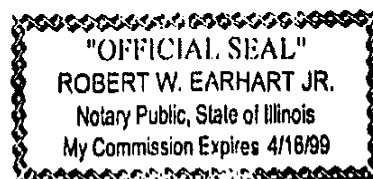
Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.



SUBSCRIBED and SWORN to before me

this 1st day of May, 19 97


Notary Public



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