

# UNOFFICIAL COPY 98432688

WARRANTY DEED  
Statutory (ILLINOIS)  
(Individual to Individual)

7671/0066 (4 00) Page 1 of 3  
1998-05-26 11:11:20  
Cook County Recorder: 15.0

GRANTOR(S)  
GILES PRAIRIE PROPERTIES, AN  
Illinois general partnership, a  
partnership created and existing by  
virtue of the laws of the State of  
Illinois for and in consideration of  
Ten Dollars (\$10.00) and other  
good and valuable consideration in  
hand paid, CONVEY(S) and  
WARRANT(S) to the grantee(s).

Robert A. Christian  
5935 W. 61 st  
Countryside, Kansas 66202

(The Above Space for Recorder's Use)

3

of the County of Cook, State of Illinois, situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A Attached hereto and made a part hereof.

Dated this 20 day of May, 1998.

GILES PRAIRIE PROPERTIES,  
Sutherland Development Corp., an  
Illinois Corporation

Property Adventures Corp., an Illinois  
Corporation

Mark Sutherland, President

Alex Pearsall, President

Permanent Real Estate Index Number(s): 17-34-122-054; 17-34-122-055

Address(es) of Real Estate: 3441 S. Giles, Chicago, Illinois 60611

STATE OF ILLINOIS )

) ss

COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Mark Sutherland, President of Sutherland Development Corp., 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 acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 20 day of May, 1998.

STATE OF ILLINOIS )  
COUNTY OF COOK )  
"OFFICIAL SEAL"  
Dave Noda  
Notary Public, State of Illinois  
My Commission Expires

NOTARY PUBLIC

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Alex Pearsall, President of Property Adventure Corp., 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 acknowledged that they signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 20 day of May, 1998.

STATE OF ILLINOIS )  
COUNTY OF COOK )  
"OFFICIAL SEAL"  
Dave Noda  
Notary Public, State of Illinois  
My Commission Expires

NOTARY PUBLIC

BOX 388-CTI

ST552033 (RD/D)

# UNOFFICIAL COPY 98432688

## EXHIBIT A

THE NORTH 22.60 FEET OF THE FOLLOWING DESCRIBED TRACT:  
THE NORTH 10 FEET OF LOT 12 (EXCEPT THAT PART IF ANY WHICH FALLS IN THE SOUTH  
15 FEET OF LOT 12) AND LOTS 13 AND 14 IN FRANCIS J. YOUNG'S SUBDIVISION OF LOT 9  
IN BLOCK 2 OF DYER AND DAVISSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE  
NORTHWEST 1/4 OF SECTION 34, AND LOTS 15 AND 16 (EXCEPT THE NORTH 4.0 FEET  
THEREOF) IN BURLEY AND BUCKINGHAM'S SUBDIVISION OF PART OF BLOCK 2 IN DYER  
AND DAVISSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID  
SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN COOK COUNTY, ILLINOIS

This deed is subject to:

1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record as to use and occupancy;
4. Applicable zoning and building laws, ordinances and restrictions;
6. Roads and highways, if any;
7. Party Wall Agreement; and
9. Acts done or suffered by the Purchaser.

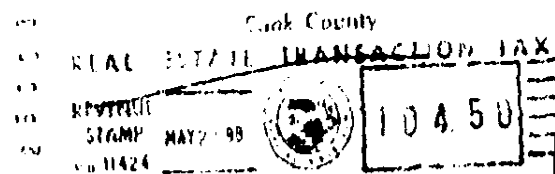
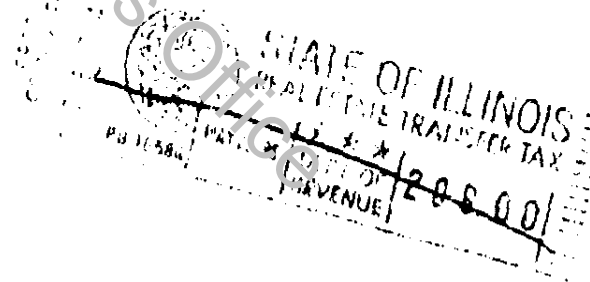
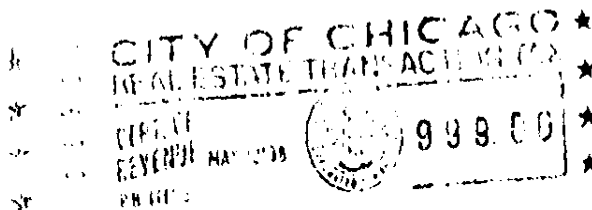
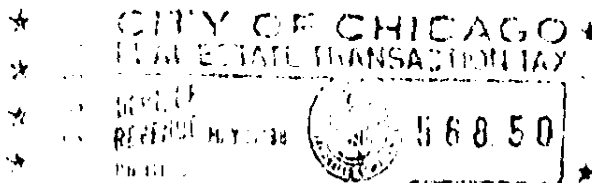
Mailed to:

Send Subsequent Tax Bills to:

*FELISA JOHNSON*

*P.O. Box 288, 2011 Jackson St. 60303*

Prepared By: David Chaiken, Esq., 200 W. Madison, #1950, Chicago, Illinois 60606



UNOFFICIAL COPY

Property of Cook County Clerk's Office

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

Mark Subeckman, being duly sworn on oath, states that  
resides at 935 N. Damon Chicago 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 an adjoining property in 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 \_\_\_\_\_ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

*[Handwritten Signature]*

SUBSCRIBED and SWORN to before me  
this 20 day of May, 1988.

*[Handwritten Signature]*  
Notary Public

OFFICIAL SEAL  
Dave Node  
Notary Public, State of Illinois  
My Commission Expires 12/31/2000