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1998-08-19 11:21:31

QUITCLAIM DEED Statutory Form (ILLINOIS) (Partnership to Partnership)

Return Document to:

Robert C. Dillon, Esq.
Dillon & Shaffer
1500 Kearns Blvd., Suite E-302
Park City, UT 84060

The GRANTOR ACORN ASSOCIATES, a general partnership created and existing under the laws of the State of New York ("Grantor"), whose principal place of business is 150 South Warner Road, King of Prussia, Pennsylvania 19406, and is duly authorized to transact business in the State of Illinois, for consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEYS AND QUITCLAIMS TO GRANTEE ACORN PROPERTY PARTNERS II LIMITED PARTNERSHIP, a limited partnership created and existing under and by the laws of the State of Pennsylvania ("Grantee"), whose address is 150 South Warner Road, King of Prussia, Pennsylvania 19406, the real property situated in the County of Cook, in the State of Illinois, more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Property"), together with all tenements, hereditaments, appurtenances and improvements thereto;

Lawyers Title Insurance Corporation

98-00764

Exempt under real estate TRANSFER LAW 35 ILCS
2-00/31-45 subparagraph E; COOK County 93-0-27
paragraph 4.

Lawyers Title Insurance Corp.
By Regina Skolston

7/23/98

FFCA No. 8000-6831
Store No. 23364
11459 S. Kedzie
Merrionette Park, IL 60629
07-17677.01

98-12167

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In Witness Whereof, Grantor has caused its name to be signed to these presents by its General Partner, this 13 day of July, 1998.

ACORN ASSOCIATES, a New York general partnership

By: [Signature]

David A. Gardner
General Partner

STATE OF NEW YORK)
) SS.
COUNTY OF NEW YORK)

I, undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT** David A. Gardner, personally known to me to be a General Partner of Acorn Associates, and who declared that he has the right to sign on behalf of Acorn Associates, a New York general partnership, who is the Grantor, appeared before me this day in person, and acknowledges that as General Partner, he has signed and delivered the said instrument on behalf of the general partnership as their free and voluntary act, and as the free and voluntary act and deed of said general partnership for the uses and purposes therein set forth.

Given under my hand and seal, this 13 day of July, 1998.

[Signature]
Notary Public

My commission expires

GINA ANTONELLI
Notary Public, State of New York
No. 01AN4879531
Qualified in Westchester County
Commission Expires December 1, 1998

(Seal)

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INSTRUMENT PREPARED BY:

Kutak Rock
3300 North Central Ave., Ste. 1600
Phoenix, AZ 85012

ADDRESS OF PROPERTY:

11459 S. Kedzie
Merrionette Park, IL 60629

(THE ABOVE ADDRESS IS FOR
STATISTICAL PURPOSES ONLY AND
IS NOT PART OF THIS DEED.)

SEND SUBSEQUENT TAX BILLS TO:

Acorn Property Partners I Limited
Partnership
c/o FFCA Capital Holding Corporation
17207 North Perimeter Drive
Scottsdale, AZ 85255

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EXHIBIT A

Legal Description

Property of Cook County Clerk's Office

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That part of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 24, Township 37 North, Range 13, East of the Third Principal Meridian, lying South of a line 135 feet North of and parallel to the Northerly line of 115th Street and West of a line 140 feet East of and parallel to the Easterly line of Kedzie Avenue, in Cook County, Illinois;

ALSO

The West 17 feet of Lots 5 and 6 in Finitzo's Shelley Lane Subdivision of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 24, Township 37 North, Range 13 East of the Third Principal Meridian (except that part thereof lying South of a line 135 feet North of and parallel to the Northerly line of 115th Street and West of a line 140 feet East of and parallel to the Easterly line of Kedzie Avenue), in Cook County, Illinois;

All of the above-described property being that property conveyed by Deed dated June 2, 1981 recorded September 16, 1981 as Document Number 26000534 from Shell Oil Company, a Delaware corporation, to The Southland Corporation, a Texas corporation;

Excepting from the above-described property that part thereof described below conveyed by Deed dated February 16, 1983 recorded April 26, 1983 as Document Number 26582696 from The Southland Corporation, a Texas corporation, to the People of the State of Illinois, for the use and benefit of the Department of Transportation, described as follows:

That portion of that part of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 24, Township 37 North, Range 13, East of the Third Principal Meridian, lying South of a line 135 feet North of and parallel to the Northerly line of 115th Street and West of a line 140 feet East of and parallel to the Easterly line of Kedzie Avenue, in Cook County, Illinois, bounded and described as follows:

Beginning at the Southwest corner of the above described property; thence on an assumed bearing of North 00 degrees 00 minutes 00 seconds West 20 feet along the Easterly line of Kedzie Avenue; thence South 44 degrees 45 minutes 24 seconds East 28.48 feet to a point in the Northerly line of 115th Street; thence North 89 degrees 30 minutes 49 seconds West 20.00 feet along the said Northerly line of 115th Street to the point of beginning, in Cook County, Illinois.