

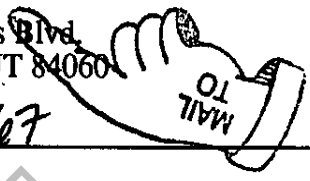
WARRANTY DEED  
STATUTORY FORM



RETURN DOCUMENT TO:

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

98-12167



Space Above for Recorder's Use

THE GRANTORS MAHIR A. REISS, and his wife, HELENE REISS, having a permanent address of 3543 Bedford Avenue, Brooklyn, NY 11210, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, in hand paid,

CONVEY AND WARRANT TO GRANTEE, ACORN PROPERTY PARTNERS I LIMITED PARTNERSHIP, a Pennsylvania limited partnership, with its permanent address at 150 South Warner Road, King of Prussia, PA 19406, the following described real estate situated in the County of Cook in the State of Illinois, to wit::

See Legal Description attached hereto as Exhibit "A" for a more particular description of the subject property.

Subject to the Permitted Exceptions set forth on Exhibit "B" attached hereto.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

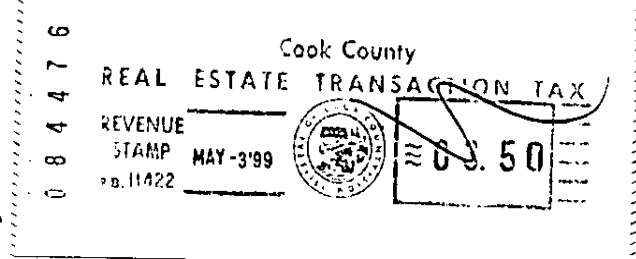
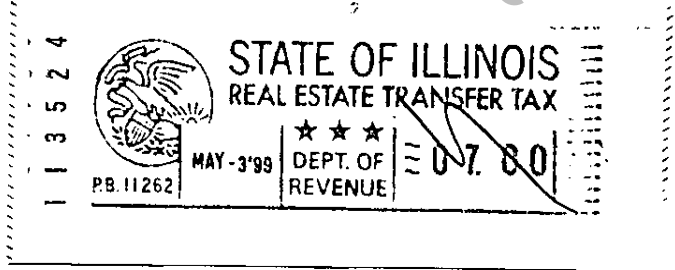
DATED this 22 day of June, 1998.

\_\_\_\_\_  
(Seal)  
Mahir A. Reiss

\_\_\_\_\_  
(Seal)  
Helene Reiss

PIN: 24-24-116-022-0000  
24-24-116-023-0000  
24-24-116-024-0000

Address: 11459 S. Kedzie  
Merrionette Park, IL



Call

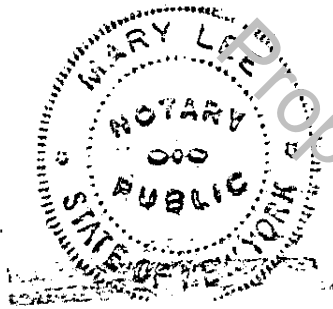
98-06764

4/28

# UNOFFICIAL COPY

STATE OF NEW YORK }  
COUNTY OF New York } ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Mahir A. Reiss, personally known to me to be the same person whose name Mahir A. Reiss 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, including the release and waiver of the right of homestead.



Given under my hand and official seal the 22<sup>nd</sup> day of June, 1998.

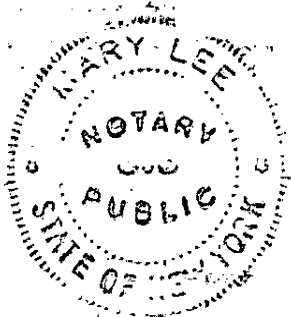
Mary Lee  
Notary Public Signature  
Printed Name MARY LEE

My Commission Expires:

MARY LEE  
Notary Public, State of New York  
No. 31-4870544  
Qualified in New York County  
Commission Expires Sept. 8, 19\_\_

STATE OF NEW YORK }  
COUNTY OF New York } ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Helene Reiss, personally known to me to be the same person whose name Helene Reiss 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, including the release and waiver of the right of homestead.



Given under my hand and official seal the 22<sup>nd</sup> day of June, 1998.

Mary Lee  
Notary Public Signature  
Printed Name MARY LEE

My Commission Expires:

MARY LEE  
Notary Public, State of New York  
No. 31-4870544  
Qualified in New York County  
Commission Expires Sept. 8, 19\_\_

Instrument Prepared By:

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

Mail Tax bill To:

Acorn Property Partners I Limited Partnership  
150 South Warner Road  
King of Prussia, PA 19406

# UNOFFICIAL COPY

## Exhibit "A"

### Legal Description

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 29.40 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.

GROUND ONLY (EXCLUDING THE BUILDINGS AND IMPROVEMENTS THEREON) . . . FEE SIMPLE AS TO THE

Grantors also convey all of their right, title and interest as ground lessor in that certain Ground Lease Agreement dated as of July 1, 1983 Between Acorn Associates, as Lessor, and Acorn Property Partners I Limited Partnership, as Lessee, relating to the Property described above.

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# UNOFFICIAL COPY

## Exhibit "B"

### Permitted Exceptions (IL#23364)

1. Taxes and assessments for the calendar year 1998 and for subsequent years, a lien, but not yet due and payable.
2. Easement grant dated September 25, 1949 recorded March 15, 1950 as Document Number 14754641 to Public Service Company of Northern Illinois.
3. Release contained in Deed from The Southland Corporation to the People of the State of Illinois, for the use and benefit of the Department of Transportation, dated February 16, 1983 recorded April 26, 1983 as Document Number 26582696.
4. Terms and conditions of the Lease from Acorn Property Partners I Limited Partnership to The Southland Corporation, a Texas corporation, dated July 1, 1983, a short form (or memorandum) of which is recorded as Document Number 26709765.

99428663