

UNOFFICIAL COPY

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487/0054 87 006 Page 1 of 6
1999-06-08 14:21:37
Cook County Recorder 31.50



99549349

AND

QUIT CLAIM DEED

(The space above for Recorder's use only.)

THE GRANTOR, Daniel Eberhardt, of Downers Grove, Illinois for and in consideration of Ten & 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY to Daniel Eberhardt and Maria D. Eberhardt, of Downers Grove, Illinois, not as tenants in common, but as joint tenants, the following described Real Estate situated in the County of Cook, and State of Illinois, to wit:

See Legal Description detailed on Exhibit A attached hereto and by this reference made a part hereof.

Subject only to those items which are detailed on Exhibit B attached hereto and by this reference made a part thereof.

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

Permanent Real Estate Index Number: 16-35-122-028

Address of Real Estate: 3307 South Lawndale Avenue, Chicago, Illinois 60632.

Executed at Evanston, Illinois on May 26, 1999.

Daniel Eberhardt

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
SKOKIE OFFICE

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. E and Cook County Ord. 93-0-27 par E

Date June 8, 1999 Sign. Mary N. Frenzel

FLP
16

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 Daniel Eberhardt, 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, including the release and waiver of the right of homestead.

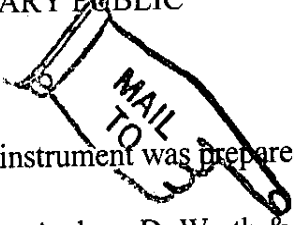
Given under my hand and official seal, on May 26, 1999.

Andrew Werth

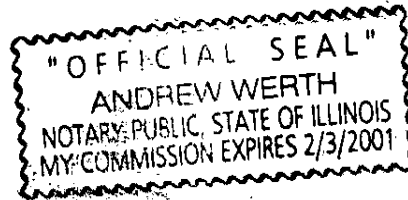
NOTARY PUBLIC

My commission expires: 2-3-01

This instrument was prepared by and mail to:



Andrew D. Werth & Associates
1007 Church Street, Suite 308
Evanston, Illinois 60201



Send Subsequent Tax Bills To:

Daniel Eberhardt and Maria D. Eberhardt
809 Lakeside Drive
Downers Grove, Illinois 60516

Property of Cook County Clerk's Office

EXHIBIT A

Legal Description

PARCEL 1:

THAT PART OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 33 FEET EAST OF THE WEST LINE AND 150 FEET SOUTH OF THE NORTH LINE OF THE SAID WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST ON A LINE PARALLEL TO THE NORTH LINE OF THE SAID SOUTHEAST QUARTER, (SAID LINE BEING ALSO THE SOUTHERLY LINE OF RIGHT OF WAY OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD COMPANY), A DISTANCE OF 39.3 FEET TO A POINT OF CURVE IN SAID RIGHT OF WAY; THENCE SOUTHEASTERLY ON A CURVE TANGENT TO THE LAST DESCRIBED LINE AND CONVEX TO THE NORTHEAST WITH A RADIUS OF 573.7 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE SAID WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35; THENCE SOUTH ON THE LAST DESCRIBED LINE 477.71 FEET TO A LINE PARALLEL TO AND 690.31 FEET SOUTH OF THE NORTH LINE OF THE SAID SOUTHEAST QUARTER; THENCE WEST ON THE LAST DESCRIBED LINE 300.32 FEET TO A LINE PARALLEL TO AND 33 FEET EAST OF THE WEST LINE OF THE EAST HALF OF THE SAID SOUTHEAST QUARTER, THE SAID LINE BEING ALSO THE EAST LINE OF LAWNDALE AVENUE; THENCE NORTH, 540.31 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE SAID EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER WITH A LINE PARALLEL TO AND 690.31 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35 AFORESAID; THENCE EAST ON THE LAST DESCRIBED LINE 292.36 FEET; THENCE SOUTHEAST ON A STRAIGHT LINE 77.55 FEET TO A POINT IN A LINE PARALLEL TO AND 20 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 35 AFORESAID, SAID POINT BEING 565.11 FEET NORTH OF THE SOUTH LINE OF THE SAID NORTHWEST QUARTER; THENCE NORTH 41.61 FEET TO A POINT OF CURVE IN THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD COMPANY; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF THE RIGHT OF WAY OF SAID CHICAGO AND ILLINOIS WESTERN RAILROAD COMPANY ON A CURVE TANGENT TO THE WEST LINE OF THE RIGHT OF WAY OF THE ILLINOIS NORTHERN RAILWAY AND CONVEX TO THE NORTHEAST WITH A RADIUS OF 573.7 FEET TO A POINT IN THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, AFORESAID; THENCE SOUTH ON THE LAST DESCRIBED LINE 477.71 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART LYING EASTERLY OF A LINE 75 FEET WESTERLY OF MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE EAST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 35) AND

Legal Description
Continued

(EXCEPT FROM AFORESAID PARCELS 1 AND 2 TAKEN AS A TRACT:

THAT PART OF THE NORTH 690.31 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERESECTION OF THE EAST LINE OF THE WEST 33 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER WITH THE SOUTH LINE OF THE NORTH, 690.31 FEET AFORESAID; THENCE NORTH ALONG SAID EAST LINE 151.70

FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF ~~45 DEGREES TO THE RIGHT~~ WITH THE LAST DESCRIBED COURSE EXTENDED FOR A DISTANCE OF 4.95 FEET; THENCE EAST ALONG A LINE AT RIGHT ANGLES TO THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER FOR A DISTANCE OF 232.76 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 9 DEGREES 24 MINUTES 02 SECONDS TO THE LEFT WITH THE LAST DESCRIBED COURSE EXTENDED FOR A DISTANCE OF 108.66 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 65 DEGREES 16 MUNUTES 03 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED COURSE EXTENDED FOR A DISTANCE OF 91.53 FEET TO A POINT IN THE SOUTH LINE OF THE NORTH 595 FEET OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE EAST OF SAID SOUTH LINE OF THE NORTH 505 FEET FOR A DISTANCE OF 20.48 FEET; THENCE SOUTHEASTERLY FOR A DISTNACE OF 94.63 FEET TO A POINT IN THE WEST LINE OF THE EAST 75 FEET OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SAID POINT BEING 80 FEET NORTH OF THE SOUTH LINE OF THE NORTH 690.31 FEET AFORESAID (AS MEASURED IN SAID WEST LINE OF THE EAST 75 FEET); THENCE SOUTH IN SAID WEST LINE OF THE EAST 75 FEET FOR A DISTANCE OF 80 FEET TO THE SOUTH LINE OF THE NORTH 690.31 FEET AFORESAID; THENCE WEST ON SAID SOUTH LINE OF THE NORTH 690.31 FEET FOR A DISTANCE OF 558.82 FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS.

EXHIBIT B

TITLE EXCEPTIONS

1. General real estate taxes for the year 1998, and subsequent years.
2. Mortgage dated July 16, 1998, and recorded August 19, 1998, as Document Number 98-731508, made by 3307 South Lawndale Bldg. Corp., an Illinois corporation, to South Central Bank and Trust Company, to secure an indebtedness of Two Hundred Forty Thousand and 00/100 Dollars (\$240,000.00).
3. Assignment of Rents made by 3307 South Lawndale Bldg. Corp., an Illinois corporation, to South Central Bank and Trust Company.
4. Security Interest of South Central Bank and Trust Company, under a financing statement executed by 3307 South Lawndale Bldg. Corp., an Illinois corporation, and filed as Document Number 98-712444.
5. Existing leasehold interests, if any.
6. Existing unrecorded easements, if any.
7. Rights of the public, the municipality and the State of Illinois in and to that part of the land taken and used for roads and highways, if any.
8. Rights of way for railroad switch and spur tracks, if any.

STATEMENT BY GRANTOR AND GRANTEE

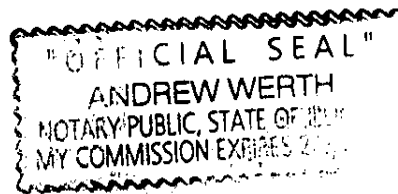
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated June 4, 1999

Signature: Mary N. Frenzel Atty.
Grantor or Agent

Subscribed and sworn to before me by the said Mary Frenzel this 4th day of June, 1999.

Andrew Werth
Notary Public



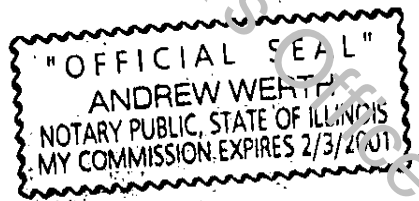
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated June 4, 1999

Signature: Mary N. Frenzel Atty.
Grantee or Agent

Subscribed and sworn to before me by the said Mary Frenzel this 4th day of June, 1999.

Andrew Werth
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)