

# UNOFFICIAL COPY

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6421/0275 27 001 Page 1 of 3  
1999-07-19 15: D  
Cook County Recorder 25.00

**WARRANTY DEED  
Statutory (ILLINOIS)  
(Individual to Individual)**



**GRANTOR(S)**  
AB FUND III JOINT VENTURE, 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).

*SETON COURT PROPERTIES,  
A GENERAL PARTNERSHIP*

(The Above Space for Recorder's Use)

3  
R

in the State of Illinois, the following described real estate, 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 16th day of July, 1999.

AB FUND III JOINT VENTURE

William Greengoss, partner

Arnold Kaplan, partner

Permanent Real Estate Index Number(s): 28-12-401-060  
Address(es) of Real Estate: 14828 S. McKinley, Posen, Illinois

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 ARNOLD KAPLAN, WILLIAM GREENGOSS AND WILLIAM PLANEK, 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 acknowledged that they signed, sealed and delivered the said instrument as their 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 notary seal, this 16th day of July, 1999.



NOTARY PUBLIC

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

17824477 R1 MR

BOX 333-CTT

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Property of

COCK  
CC. NO. 016

3  
4  
6  
3



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

P.B. 10776

JUL 19'99

DEPT OF  
REVENUE

590.00

3  
2  
0  
6  
1  
6

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE

STAMP

JUL 19'99

P.B. 11427



295.00

Legal Description

of premises commonly known as 14828 S. McKinley, Posen, Illinois

PARCEL 1:

LOT 2 (EXCEPT THE NORTH 535 FEET THEREOF) IN CLOVERLEAF INDUSTRIAL PARK SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHEAST FRACTIONAL 1/4 OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 24, 1975 AS DOCUMENT NO. 23303254

PARCEL 2:

A PERPETUAL AND NON-EXCLUSIVE 55 FOOT WIDE EASEMENT FOR THE BENEFIT OF AND APPURTENANT TO PARCEL 1 FOR INGRESS AND EGRESS CREATED BY A CERTAIN EASEMENT AGREEMENT DATED NOVEMBER 29, 1973 AND FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS ON DECEMBER 4, 1973 AS DOCUMENT 22561728 AND AMENDMENT TO SAID EASEMENT AGREEMENT DATED FEBRUARY 19, 1974 AND RECORDED MARCH 26, 1974 AS DOCUMENT 22666319 LYING 15 FEET WESTERLY OF AND 40 FEET EASTERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST FRACTIONAL 1/4 OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH ON THE WEST LINE THEREOF, 196.42 FEET FOR A PLACE OF BEGINNING; THENCE SOUTHEASTERLY 212.26 FEET TO A POINT, SAID POINT BEING 282.54 FEET SOUTH OF AND 194.00 FEET EAST OF SAID NORTHWEST CORNER (AS MEASURED ON SAID WEST LINE AND ON A LINE AT RIGHT ANGLES THERETO); THENCE SOUTH 1051.55 FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST FRACTIONAL 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Mail to:

Susan P. Malme  
Attention:  
20 N. Wacker Sw #1400  
Chicago, Ill. 60606

SEND SUBSEQUENT TAX BILLS TO:

Saxon Laura Properties  
(Name)  
3 W. College Way  
(Address)  
Arlington Heights, Ill.  
(City, State and Zip) 60004

Or: Recorder's Office Box No. \_\_\_\_\_