

UNOFFICIAL COPY 99148196

656/0176 53 001 Page 1 of 4
1999-02-11 15:42:35
Cook County Recorder



WARRANTY DEED
Statutory (ILLINOIS) (General)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR (NAME AND ADDRESS)
1945 Melrose Limited Partnership,
an Illinois Limited Partnership
211 W. Wacker Drive
Chicago, IL 60606

(The Above Space For Recorder's Use Only)

of the City of Chicago County
of Cook State of Illinois

for and in consideration of Ten DOLLARS.

in hand paid. CONVEY and WARRANT to
Norman Lynn, 89 O'Leary Drive, Bensenville,
Illinois, an undivided Twenty-Five (25%) percent as tenant in common

(NAMES AND ADDRESS OF GRANTEE(S))

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:
(See reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead
Exemption Laws of the State of Illinois. SUBJECT TO: General taxes for 1998 and subsequent years and

Conditions and Covenants of Record

Permanent Index Number (PIN): 12-34-404-035

Address(es) of Real Estate: 1945 15th, Melrose Park, Illinois

DATED this 9 day of Feb 1999

ATTEST: Alan H. Garfield (SEAL) Richard A. Merel (SEAL)

PLEASE PRINT OR TYPE NAMES) BELOW SIGNATURE(S)
Alan H. Garfield, Secy Richard A. Merel, President
Richfield Realty & Management Inc. Richfield Realty & Management, Inc.
General Partner (SEAL) General Partner (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for



said County, in the State aforesaid. DO HEREBY CERTIFY that
Richard A. Merel, President and Alan H. Garfield, Secy.
of Richfield Realty & Management, Inc., General Partner

personally known to me to be the same person s whose name s 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.

IMPRESS SEAL HERE

Given under my hand and official seal, this 9 day of Feb 1999

Commission expires 6/24 2002 Kathleen Stancik
NOTARY PUBLIC

This instrument was prepared by Alan H. Garfield, 211 W. Wacker, 15th Fl., Chgo, IL 60606
(NAME AND ADDRESS)

98120034-Jok-5TG 30F6

EXEMPT UNDER 200/31/45 SEC. E
BY: Alan H. Garfield

UNOFFICIAL COPY

Legal Description

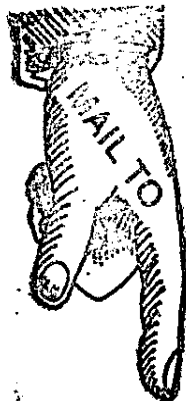
of premises commonly known as 1945 N. 15th Ave., Melrose Park, Illinois

See attached Exhibit A, incorporated herein **99148196**

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
and Cook County Ord. 95-27 par

Date 2-11-99

Sign. [Signature]



SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: { ALAN GARFIELD
(Name)
211 W WALKER RM 1500
(Address)
CHGO, IL 60604
(City, State and Zip) }

(Name)

(Address)

(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

99148196

PARCEL 1:

THAT PART OF LOTS 4, 7 AND 8 IN THE SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE TOWN LEYDEN, COUNTY OF COOK, STATE OF ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF LOT 4, WHICH POINT IS 100 FEET SOUTH OF THE NORTH LINE OF LOT 4; THENCE EASTERLY ALONG A LINE PARALLEL TO THE NORTH LINE OF LOT 4 TO A POINT WHICH IS MIDWAY BETWEEN THE EAST LINE OF 15TH AVENUE AND THE WEST LINE OF GEORGE STREET; THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT WHICH IS MIDWAY BETWEEN THE EAST LINE OF 15TH AVENUE AND THE WEST LINE OF GEORGE STREET ON A LINE 241 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 4; THENCE WESTERLY ALONG A LINE 241 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 4 TO THE WEST LINE OF LOT 4; THENCE NORTHERLY ALONG THE WEST LINE OF LOT 4 TO THE PLACE OF BEGINNING.

PARCEL 2:

THAT PART OF LOT 4 AND LOT 8 IN THE SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWN OF LEYDEN, COUNTY OF COOK AND STATE OF ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF LOT 4, WHICH POINT IS 241 FEET SOUTH OF THE NORTH LINE OF LOT 4; THENCE EASTERLY ALONG A LINE PARALLEL TO THE NORTH LINE OF LOT 4 TO A POINT WHICH IS MIDWAY BETWEEN THE EAST LINE OF 15TH AVENUE AND THE WEST LINE OF GEORGE STREET; THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE WEST LINE OF LOT 4, 24 FEET TO A POINT; THENCE WESTERLY ALONG A LINE PARALLEL TO THE NORTH LINE OF LOT 4 TO THE WEST LINE OF LOT 4; THENCE NORTHERLY ALONG THE WEST LINE OF LOT 4, 24 FEET TO THE POINT OF BEGINNING.

P.I.N.: 12-34-404-035

1945 N. 15th, Melrose Park, Illinois

UNOFFICIAL COPY

99148196

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 2-9-99

Signature *1945 Motrose LP*
Al W. Guffall
Grantor or Agent
GRANTOR

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID
THIS 9 DAY OF Feb
19 99.

NOTARY PUBLIC *Kathleen Stancik*



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 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.

Date 2-9-99

Signature *NORMAN LYNN*
Al W. Guffall
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID
THIS 9 DAY OF Feb
19 99.

NOTARY PUBLIC *Kathleen Stancik*



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]