

00299777

2989/0138 32 001 Page 1 of 4
2000-04-28 12:12:32
Cook County Recorder 27.50**WARRANTY DEED**

THE GRANTOR,
**HARVEY W. LEUPOLD and
IRMA I. LEUPOLD**, husband
and wife, of Plainfield, Illinois, for
and in consideration of the sum of
Ten (\$10.00) Dollars and other
good and valuable considerations
in hand paid, the receipt of which
is hereby acknowledged,
CONVEY and WARRANT to
VILLAS OF AMERICA - HOMEWOOD, LLC, a Delaware limited liability company, of 2644
Greenbay Road, Evanston, Illinois 60201, all interest in the following described real estate situated
in the County of Cook, in the State of Illinois, to-wit:

That part of the East ½ of the Southeast 1/4 of Section 29, Township 36 North,
Range 14 East of the Third Principal Meridian, bounded and described as follows:

Commencing at the point of intersection of a line 1963.94 feet South of and parallel
with the North line of the Southeast 1/4 of said Section 29, with a line 83.00 feet
West of and parallel with the East line of the Southeast 1/4 of said Section 29, as
measured on the North line thereof (said point of commencement being also the
point of intersection of a West line of the Northern Illinois State Toll Highway
Parcel Number T-1-A-18. 1, with the South line of the Northern Illinois State Toll
Highway Parcel Number T-1-A-502); thence (the following 3 courses being on 2
west lines and on a North line of the Northern Illinois State Toll Highway Parcel
Number T-1-A-18. 1) South 00 degrees 00 minutes 00 seconds East, a distance of
4.62 feet; thence South 90 degrees 00 minutes 00 seconds East, a distance of 33.00
feet; thence South 00 degrees 00 minutes 00 seconds West, a distance of 425.38 feet
to the Northeast corner of Lot 1 in Matteson Richton Bank Subdivision; thence
North 90 degrees 00 minutes 00 seconds West, along the North line of said Lot 1
and said North line extended West, a distance of 606.19 feet to a point on the West
line, extended Northerly of Lot 1 in M-R Bank Subdivision, for a point of
beginning, said point of beginning being 656.19 feet West of and parallel with the
East line of the Southeast 1/4 of said Section 29; thence continuing North 90
degrees 00 minutes 00 seconds West, a distance of 10.89 feet to a point on a line
667.08 feet West of and parallel with the East line of the Southeast 1/4 of said
Section 29; thence North 00 degrees 00 minutes 00 seconds East on the last
described line, a distance of 320.00 feet; thence South 90 degrees 00 minutes 00
seconds East, a distance of 24.00 feet to a point on a line 643.08 feet West of and
parallel with the East line of the Southeast 1/4 of said Section 29; thence North 00
degrees 00 minutes 00 seconds East on the last described line, a distance of 172.96
feet to a point on the South line of the Northern Illinois State Toll Highway Parcel
Number T-1-A-501.2; thence South 89 degrees 41 minutes 20 seconds West on the
South line of said Parcel Number T-1-A-501.2, a distance of 686.99 feet to a point
on the West line of the East ½ of the Southeast 1/4 of said Section 29, as
established by the Plat of the Eagle Subdivision Second Addition, recorded as
Document 4710446; thence South 00 degrees 12 minutes 50 seconds West on the
last described line, a distance of 517.91 feet to a point; thence South 90 degrees 00
minutes 00 seconds East, a distance of 307.05 feet to a point on a line 1024.94 feet

1ST AMERICAN TITLE Order #

DC993910
10f5mc

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
APR. 28.00	
REVENUE STAMP	
# 0000023050	
REAL ESTATE	TRANSFER TAX
0014750	FP326670

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West of and parallel with the East line of the Southeast 1/4 of said Section 29; thence North 00 degrees 00 minutes 00 seconds East on the last described line, a distance of 4.13 feet to a point; thence South 90 degrees 00 minutes 00 seconds East, a distance of 80.33 feet to a point on a line 944.61 feet West of and parallel with the East line of the Southeast 1/4 of said Section 29; thence South 00 degrees 00 minutes 00 seconds East on the last described line, a distance of 58.24 feet to a point; thence South 90 degrees 00 minutes 00 seconds East, a distance of 199.94 feet to a line 747.67 feet (deeded) 744.67 feet (measured) West of and parallel with the East line of the Southeast 1/4 of said Section 29, said point also being the most Northerly Northeast corner of Lot 2 in M-R Bank Subdivision recorded as Document No. 85188697; thence South 00 degrees 00 minutes 00 seconds East on the last described line, a distance of 16.76 feet to a point; thence South 90 degrees 00 minutes 00 seconds East, a distance of 88.48 feet to the Northwest corner of Lot 1 in M-R Bank Subdivision aforesaid; thence North 00 degrees 19 minutes 02 seconds East along the West line of said Lot 1, extended North, a distance of 99.55 feet to the point of beginning, in Cook County, Illinois.

PIN: 29-29-409-024

Common Address: 174th and Lathrop Street, Homewood, Illinois

SUBJECT TO: (1) General real estate taxes for the year 1999 and subsequent years; (2) Easements, or claims of easements, not shown by the public records; (3) Restriction that the land not be used for hotel, motel or catering operation as set forth in tentative Contract dated December 14, 1996 made by Dr. George D. Oh and Linda Lee Oh as Sellers and Harvey W. Leupold and Irma I. Leupold as Purchasers, referring therein to Installment Contract dated July 31, 1996 on adjoining land made by Dr. George D. Oh and Linda Lee Oh as Sellers and Satish Shethi as Purchaser for land commonly known as Best Western-Homewood Hotel; (4) The land east and adjoining is subject to contract with the same restriction; said contract is made by Dr. George D. Oh and Linda Lee Oh as Sellers and Homewood Hotels, Inc. as Purchaser, dated July 31, 1996 and recorded August 9, 1996 as Document 96612701; (5) Encroachment of the wood fence located mainly on the property south and adjoining onto the land; encroachment of the asphalt pavement located mainly on the property south and adjoining onto the land; interest of Commonwealth Edison; interest of Ameritech; and signs located on the premises; all as shown on Plat of Survey by Area Survey Company dated January 24, 1997, Survey No. 96-4922; (6) Rights of the public, State of Illinois and the municipality in and to that part of the land, if any, taken or used for road purposes.

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

DATED this 18th day of April, 2000.

FP326669	# 000001184	DEPARTMENT OF REVENUE REAL ESTATE TRANSFER TAX	STATE TAX
0029500		APR. 28. 00	
REAL ESTATE TRANSFER TAX		STATE OF ILLINOIS	

Harvey W. Leupold
 HARVEY W. LEUPOLD

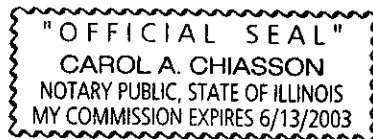
Irma I. Leupold
 IRMA I. LEUPOLD

STATE OF ILLINOIS)
) SS.
COUNTY OF WILL)

00299777

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY that Harvey W. Leupold and Irma I. Leupold, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that they signed, sealed and delivered the same instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 18th day of April, 2000.



Carol A. Chiasson
Notary Public

Prepared By:
Richard H. Teas
Tracy, Johnson, Bertani & Wilson
116 North Chicago Street
Suite 600
Joliet, Illinois 60432

Return To:
Peter Studl
Villas of America - Homewood LLC
2644 Greenbay Road
Evanston, Illinois 60201

Mail Tax Bills To:
Villas of America - Homewood LLC
2644 Greenbay Road
Evanston, Illinois 60201

AFFIDAVIT - METES AND BOUNDS

STATE OF ILLINOIS)
) SS.
COUNTY OF WILL)

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RICHARD H. TEAS, being duly sworn on oath, states that affiant resides at Joliet, Illinois. That the attached deed is not in violation of Section 1 of the Plat Act [765 ILCS 205/1] for one of the following reasons:

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, and other pipe lines, which does not involve any new streets or easements of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 2.5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. The conveyance is of land described in the same manner as title was taken by grantor(s).

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that affiant makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Richard H. Teas
RICHARD H. TEAS

Subscribed and sworn to before me this
18th day of April, 2000.

Carol A. Chiasson
NOTARY PUBLIC

