

A



**WARRANTY DEED**



SHELBY COUNTY, ILLINOIS  
NO. 08-2249  
FILED June 24, 2008  
AT 3:28 pm  
*Kathy A. Lutz* RECORDER

NAME OF GRANTORS

ADDRESS

LARRY CHANEY and  
JACQUELINE CHANEY,  
husband and wife,

RR 2, Box 315  
Shelbyville, IL  
62565

Date: 6/24/08

Rental Housing Support  
Program Fund surcharge: \$ 10.-

for and in consideration of Ten Dollars and  
other good and valuable consideration in  
hand paid, Convey and Warrant to:



\$ 774.- Paid for State Real  
Estate Transfer Tax  
\$ 387.- Paid for County Real  
Estate Transfer Tax

Date 6-24-08 KAL

NAME OF GRANTEE

ADDRESS

GAN PROPERTIES L.L.C.,  
an Illinois Limited  
Liability Company,

1000 W. North Ave.  
Chicago, IL 60622



the following described real estate:

The East Half of the Southwest Quarter AND the West Half of the Southeast Quarter, all in Section 32, Township 13 North, Range 3 East of the Third Principal Meridian, Shelby County, Illinois, EXCEPT part of the West Half of the Southeast Quarter of Section 32, Township 13 North, Range 3 East of the Third Principal Meridian, Shelby County, Illinois, described as follows: beginning at the Southeast corner of the West Half of the Southeast Quarter of said Section 32; thence South 89°52'26" West 897.33 feet along the South line of said Section 32; thence North 0°47'17" West 726.80 feet; thence North 89°50'51" East 393.18 feet; thence South 2°00'16" East 208.60 feet; thence North 89°14'40" East 499.69 feet to a point on the East line of the West Half of the Southeast Quarter of said Section 32; thence South 0°47'17" East 523.97 feet along said East line to the point of beginning, said exception containing 12.60 acres, more or less,

PIN: Part of 1404-32-00-400-005

Subject to the 2007 real estate taxes payable in 2008, and subsequent taxes,



STATE OF ILLINOIS )  
                                  )  
COUNTY OF SHELBY )

ss.

**AFFIDAVIT TO BE FILED WITH SHELBY COUNTY RECORDER**  
**PLAT ACT COMPLIANCE**

I, Larry Chaney, BEING DULY SWORN ON OATH, state that he resides at RR 2, Box 315, Shelbyville, IL 62565; and further state that: (please check appropriate box)

( ) A. the attached deed is not in violation of Section 205/1a of Chapter 765 of the Illinois Compiled Statutes, in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or

(X) B. the attached deed is not in violation of Section 204/1b of Chapter 765 Illinois Compiled Statutes, for one of the following reasons: (please circle number)

- 1. The division or subdivision of land into parcels or tracts of two acres or more in size does not involve any new streets or easements of access.
- 2. The division is of lots or blocks of less than one 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 is between owners of adjoining and contiguous land.
- 4. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 5. The conveyance is of land owned by a railroad or other public utility, which does not involve any new streets or easements of access.
- 6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the vacation of land impressed with a public use.
- 7. The conveyance is 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 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 single lot of less than two acres from 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 configurations of the larger tract on October 1, 1973, and provided also that the 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).

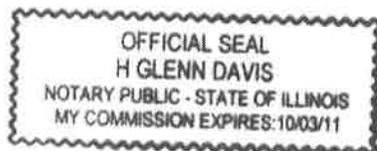
THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CIRCLED

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Shelby County, State of Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described herein.

Signature of Affiant (please print name beside signature)

*Larry Chaney*  
Name: Larry Chaney

Subscribed and sworn to before me this 24<sup>th</sup> day of June A.D. 2008.



*H. Glenn Davis*  
Notary Public

08-2249



# COX LAND SURVEYING

P.O. Box 74, Findlay, IL 62534  
Phone: (217)756-3252

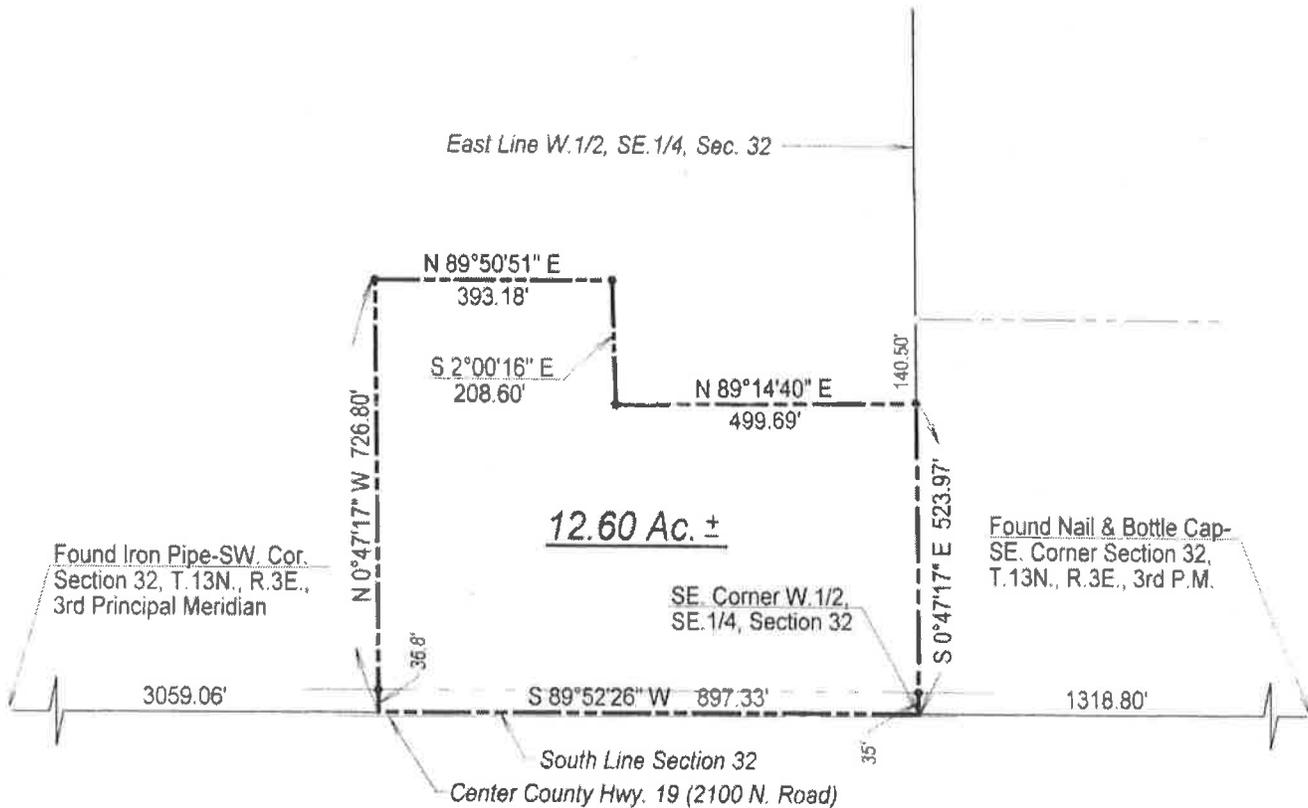
ALTA BOUNDARY  
SUBDIVISION TOPOGRAPHICAL

Established 1979

(L & J Chaney)  
Proj. No. 225-07  
P.C.S. File 130

## Plat of Survey

That part of the West 1/2, of the Southeast 1/4, of Section 32, Township 13 North, Range 3 East of the Third Principal Meridian, Shelby County, Illinois, described as follows: beginning at the Southeast corner of the West 1/2, of the Southeast 1/4, of said Section 32; thence S.89°52'26"W.-897.33 feet along the South line of said Section 32; thence N.0°47'17"W.-726.80 feet; thence N.89°50'51"E.-393.18 feet; thence S.2°00'16"E.-208.60 feet; thence N.89°14'40"E.-499.69 feet to a point on the East line of the West 1/2, of the Southeast 1/4, of said Section 32; thence S.0°47'17"E.-523.97 feet along said East line to the point of beginning, containing 12.60 acres, more or less.



### Legend

Scale: 1" = 300'  
○ = Iron Pin From Previous Surveys

North