B

Date: 5/6/10

Rental Housing Support Program Fund surcharge: $ 10.-

SHELBY COUNTY, ILLINOIS
NO. 10-1361
FILED May 6, 2010
AT 12:01pm
Kathy A. Lentz RECORDER

$ 175.- Paid for State Real Estate Transfer Tax
$ 87.50 Paid for County Real Estate Transfer Tax

Date 5/6/2010 KAL

ILLINOIS CO- KAL REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE 195146 5/6/10 100 ONE HUNDRED DOLLARS 100

ILLINOIS CO- KAL REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE 240451 5/6/10 50 FIFTY DOLLARS 50

ILLINOIS CO- KAL REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE 524002 5/6/10 20 TWENTY DOLLARS 20

ILLINOIS CO- KAL REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE 678189 5/6/10 5 FIVE DOLLARS 5

WARRANTY DEED

NAME OF GRANTORS	ADDRESS
LARRY CHANEY and JACQUELINE CHANEY, husband and wife,	1110 N. Long St. Shelbyville, IL 62565

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

NAME OF GRANTEE	ADDRESS
GAN PROPERTIES L.L.C., an Illinois Limited Liability Company,	1000 W. North Ave. Chicago, IL 60642

the following described real estate:

That 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, containing 12.60 acres, more or less,

PIN: 1404-32-00-400-007

Subject to the 2009 real estate taxes payable in 2010, and subsequent taxes,

Subject to covenants, easements, and restrictions of record, if any,

Subject to questions of survey,

which is situated in the County of Shelby, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State.

Dated May 6, 2010.

Larry Chaney

Larry Chaney

Jacqueline Chaney

Jacqueline Chaney

State of Illinois)
) ss.
County of Shelby)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, Do Hereby Certify, that Larry Chaney and Jacqueline Chaney, husband and wife, 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 Notarial seal this 6th day of May, 2010.

OFFICIAL SEAL
H GLENN DAVIS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:10/03/11

H. Glenn Davis

Notary Public

Prepared By:
H. Glenn Davis
Attorney at Law
150 N. Morgan St.
Shelbyville, IL 62565

Mail Tax Statements To:
Gan Properties L.L.C.
1000 W. North Ave.
Chicago, IL 60642

10-1361

STATE OF ILLINOIS)
) ss.
COUNTY OF SHELBY)

AFFIDAVIT TO BE FILED WITH SHELBY COUNTY RECORDER
PLAT ACT COMPLIANCE

I, Larry Chaney, BEING DULY SWORN ON OATH, state that he resides at 1110 N. Long St., Shelbyville, IL 62565; and further state that: (please check appropriate box)

(X) 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

( ) 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 6th day of May A.D. 2010.

OFFICIAL SEAL
H GLENN DAVIS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:10/03/11

H. Glenn Davis
Notary Public

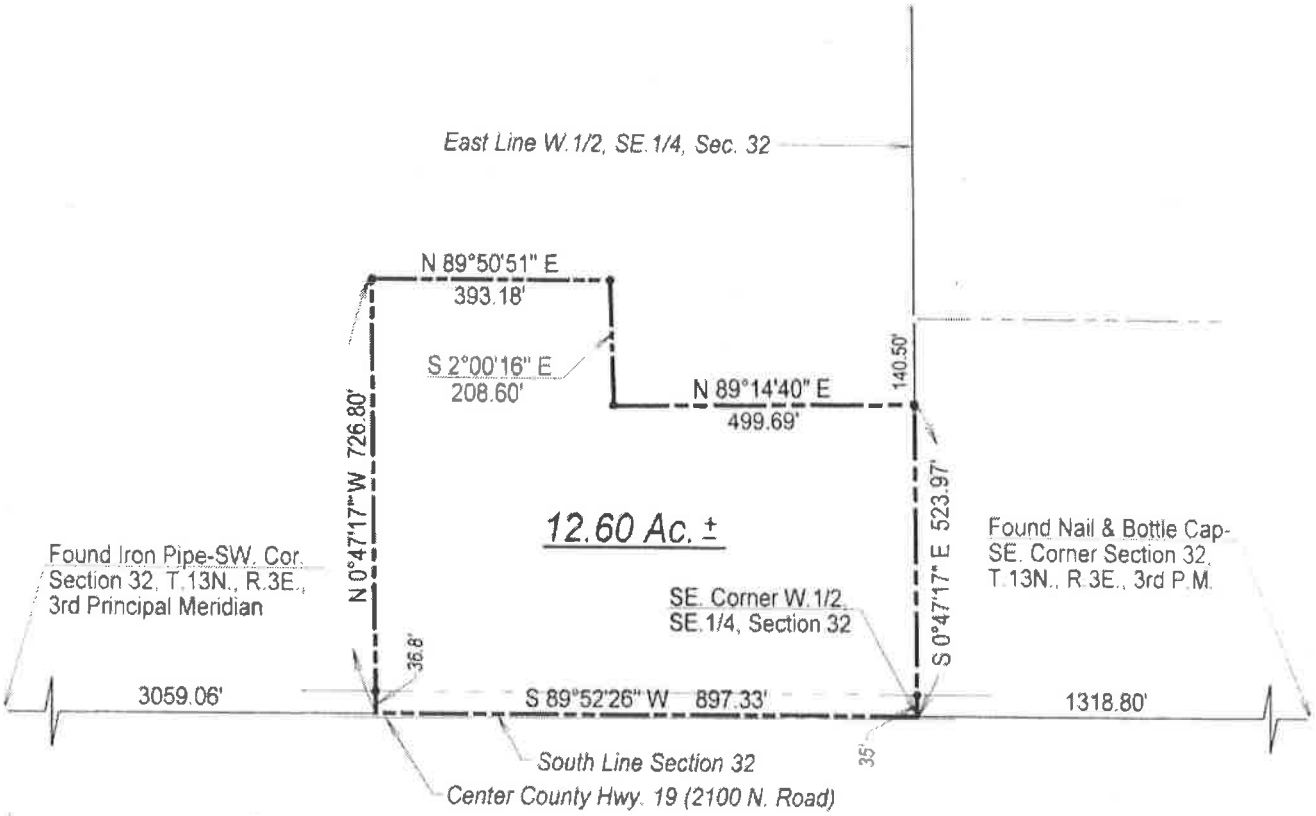
10-1361

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