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1076.0196 15 001 Page 1 of 4
2002-01-04 14:20:21
Cook County Recorder 27.00



0020017359

T.O. #116744 (3)

WARRANTY DEED

Illinois Statutory

MAIL TO:

BOX 2511

JOHN DENNELL
10759 W 159TH ST
ORLAND PARK, IL 60467

NAME & ADDRESS OF TAXPAYER

LOUDANDI, LLP
19960 TORRENCE AVE
LYNWOOD, IL 60411

THE GRANTOR(S) EQUITY GENERAL PARTNERSHIP, an Illinois General Partnership,

by Frederick A. Colvin and Jeffrey A. Colvin, of the Village of Lynwood, County of Cook, State

of ILLINOIS for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable

considerations in hand paid, CONVEY(S) AND WARRANT(S) to LOUDANDI, L.L.P., an

Illinois Limited Liability Partnership, of the City of Lynwood, County of Cook, State of

ILLINOIS, all interest in the following described real estate situated in the County of Cook, in the

State of Illinois, to wit,

SEE ATTACHED.

"Subject to covenants, restrictions, easements and conditions of record, if any, and the general real estate taxes for 2000 and subsequent years."

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

Permanent Index Number(s): 32-12-401-004-0000

Property Address: 19960 Torrence Avenue
Lynwood, Illinois 60411

Dated this 28 day of Dec., 2001

Frederick A. Colvin (Seal)

Equity General Partnership, by
Frederick A. Colvin, General Partner

Jeffrey A. Colvin (Seal)

Equity General Partnership, by
Jeffrey A. Colvin, General Partner

NOTE: Please type or print name below all signatures

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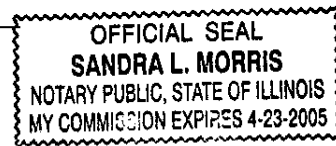
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STATE OF ILLINOIS }
County of COOK }

I, the undersigned, a Notary Public in and for said County in the sate aforesaid, **CERTIFY THAT EQUITY GENERAL PARTNERSHIP, an Illinois General Partnership, by Frederick A. Colvin and Jeffrey A. Colvin**, 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 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 28 day of Feb, 2001.

Sandra L. Morris
Notary Public



My commission expires on 4/23, 2005.

IMPRESS SEAL HERE

COOK COUNTY-ILLINOIS TRANSFER STAMP

NAME and ADDRESS OF PREPARER: EXEMPT UNDER PROVISIONS OF PARAGRAPH
EDWARD A. TOMINOV, LTD. _____ SECTION 45,
Attorneys at Law REAL ESTATE TRANSFER LAW
19958 S. Torrence Ave. Date: _____
Lynwood, Illinois 60411

Signature of Buyer, Seller or Rep.

This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and the name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	JAN.-3.02	00225.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000020542	FP 102808

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	JAN.-3.02	0011250
REVENUE STAMP	# 0000020587	FP 102802

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Legal Description:

Property Address: 19960 Torrence Avenue, Lynwood, Illinois 60411
PIN: 32-12-401-004-0000

THE NORTH 103.70 FEET OF THE EAST 397.40 FEET OF THE SOUTH 10 ACRES OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THE EAST 50 FEET AND THE WEST 60 FEET TAKEN FOR ROAD RIGHT OF WAY BY DOCUMENT NO. 26443733), IN COOK COUNTY, ILLINOIS.

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

Frederick L. Colvin and Laura J. Colvin, his wife, being duly sworn on oath, states that they reside at 19960 Torrence Avenue, Lynwood, Illinois 60411. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

A. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed.

-OR-

B. The conveyance falls in one of the following exemptions enumerated in said Paragraph 1.

1. The division or subdivisions 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 1 acre of 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 interest therein for use as a right-of-way for railroads or other public utility facilities and other pipelines 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 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 5 acres from a larger tract when a survey is made by a registered 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.

CIRCLE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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

X Frederick L. Colvin
Frederick L. Colvin

SUBSCRIBED and SWORN to before me this 17 day of Feb, 1/9 2001.

Daniel R Derks
NOTARY PUBLIC

Laura J Colvin
OFFICIAL SEAL
DANIEL R DERKS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 08/22/03

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11/13/2020