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3/53/0244 27 001 Page 1 of 3

2003-03-12 11:16:14

Cook County Recorder

28.50

**WARRANTY DEED**

**Statutory (Illinois)**



0030339461

THIS INDENTURE WITNESSETH, that the Grantors, COREY M. SCHREY and CYNTHIA A. SCHREY, husband and wife, of the Village of Lemont, State of Illinois, and in consideration of TEN DOLLARS, in hand paid, CONVEYS and WARRANTS to COLLEEN MCGARRY, Grantee, of 15918 New Avenue, Lemont, Illinois 60439, the following described property in the County of Cook, State of Illinois to wit:

See legal description on reverse side hereof.

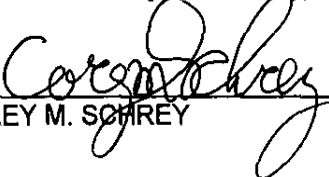
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: general real estate taxes not due and payable at closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways;

Permanent Real Estate Index Number(s): 22-20-305-048

Address(es) of Real Estate: 15918 New Avenue, Lemont, Illinois 60439

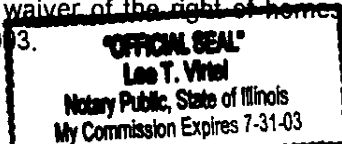
Dated this 26<sup>th</sup> day of February, 2003.

  
COREY M. SCHREY

  
CYNTHIA A. SCHREY

FIRST AMERICAN TITLE # 521233

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 COREY M. SCHREY and CYNTHIA A. SCHREY, husband and wife, are 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 official seal this 26<sup>th</sup> day of February, 2003.



  
NOTARY PUBLIC

This instrument prepared by: Antonopoulos & Virtel, P.C., 15419 127th St, Lemont, IL 60439.

Send Subsequent Tax Bills To:  
Colleen McCarry  
15918 New Avenue  
Lemont, IL 60439

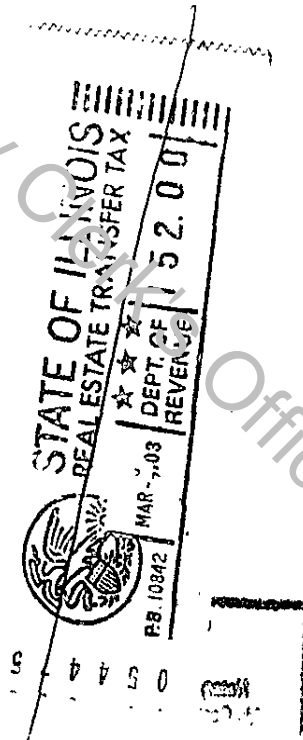
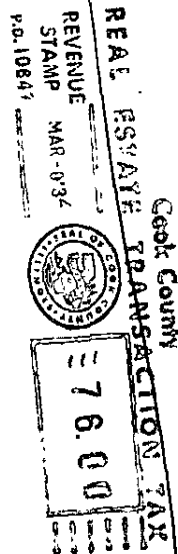
Mail Recorded Deed To:  
Chuck Wottrich  
18116 Martin Avenue, Suite 1D  
Homewood, IL 60430

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MP

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## LEGAL DESCRIPTION

That part of Lot 7 in Section 20, Township 37 North, Range 11, East of the Third Principal Meridian described as follows: Beginning at a point on the Southerly line of New Avenue 832 feet Southwesterly (measured along the Southerly line of New Avenue) from the intersection of said Southerly line of New Avenue with the Easterly line of Lot 7 (which Easterly line of Lot 7 is also the Westerly line of Block 9 in Lemont, a subdivision in Village of Lemont in said Section 20), thence Southeasterly on an angle of 87 degrees, 20 minutes, measured from East to South a distance of 150.16 feet to a point which is 150 feet Southerly of the Southerly line of New Avenue (measured at a right angle to said Southerly line), thence Southwesterly on a line parallel to the Southerly line of said New Avenue, a distance of 47 feet to a point on a line drawn at right angles through the Southerly line of New Avenue at a point 40 feet Southwesterly along said Southerly line of New Avenue from the place of beginning, thence North a distance of 150 feet to a point on the Southerly line of New Avenue 40 feet Southerly of the place of beginning, thence Northeasterly along the Southerly line of New Avenue a distance of 40 feet to the place of beginning, in Cook County, Illinois.



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STATE OF ILLINOIS )  
COUNTY OF COOK )

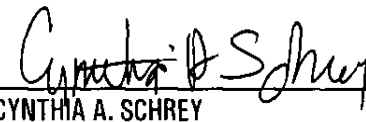
Corey M. Schrey and Cynthia A. Schrey, being duly sworn on oath, states that the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

1. Said Act is not applicable as the grantors own no property adjoining the premises described in said deed. (Existing parcel) -OR- the conveyance falls in one of the following exemptions permitted by the Amended Act which became effective July 17, 1959.
2. 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.
3. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance 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.
6. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access.
7. 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.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the Amendatory Act into no more than 2 parts and not involving any new streets or easements of access.
10. 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, however, 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.

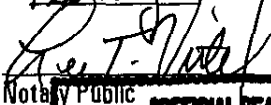
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

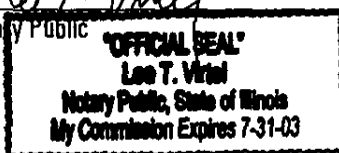
Affiant further states that she makes this Affidavit for the purposes of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached Deed for recording.

  
COREY M. SCHREY

  
CYNTHIA A. SCHREY

SUBSCRIBED and SWORN to before me this 26th day  
of February, 2003.

  
Notary Public



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Property of Cook County Clerk's Office

