

# UNOFFICIAL COPY



## WARRANTY DEED

Statutory (Illinois)

Doc#: 0400933100  
Eugene "Gene" Moore Fee: \$50.00  
Cook County Recorder of Deeds  
Date: 01/09/2004 09:11 AM Pg: 1 of 3

Mail to:

Ramen L...  
7503 W. Eastman St  
Chicago, IL 60620

1043

THE GRANTORS, **Daniel P. Tolentino Jr.** and **Cela Jane Tolentino**, husband and wife, of the City of DesPlaines, County of and State of Illinois, for the consideration of Ten & no./100 (\$10.00) and other good & valuable consideration, in hand paid, does hereby CONVEY and WARRANT to **Panipal Giwargis**, the following described Real Estate, situated in the County of State of Illinois, to wit:

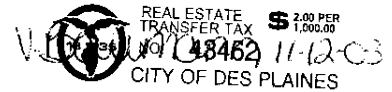
SEE ATTACHED LEGAL DESCRIPTION

SUBJECT ONLY TO THE FOLLOWING, IF ANY: covenants, conditions and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements.

P.I.N. 09-28-311-021

Property Address: 1611 Howard Ave., DesPlaines, IL 60018

DATED November 11, 2003.



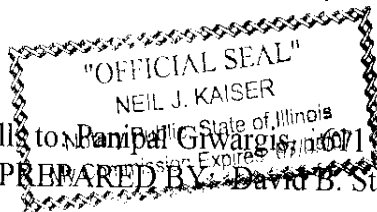
Daniel P. Tolentino Jr.

Cela Jane Tolentino

STATE OF ILLINOIS, COUNTY OF SS Cook

The undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **Daniel P. Tolentino Jr.** and **Cela Jane Tolentino**, husband and wife, are personally known to me to be the same persons whose names are subscribed to the forgoing 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 waiver of the right of homestead.

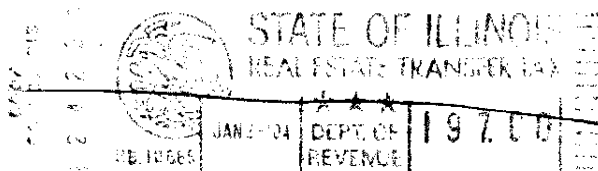
Given under my hand and official seal this 11/11, 2003



Notary Public

Mail subsequent tax bills to **Panipal Giwargis**, 1611 Howard Ave., DesPlaines, IL 60018  
THIS INSTRUMENT PREPARED BY **David B. Stolman**, 70 S. Hwy. 45, Suite 205, Grayslake, IL 60030

BOX 333-CTI



# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK

} SS.

Daniela Terenzi & Roberto Terenzi, being duly sworn on oath, states that  
resides at 1611 Howard Ave., Des Plaines, IL 60018. That the  
attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

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

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one 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 easement of access.
6. The conveyance of land owned by a 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 two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

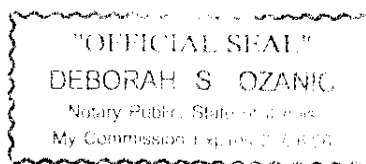
Affiant further states that \_\_\_\_\_ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Made True & Correct

SUBSCRIBED and SWORN to before me

this 17 day of November 2003

Deborah S. Ozanic  
Notary Public



**UNOFFICIAL COPY****CHICAGO TITLE INSURANCE COMPANY**

**ORDER NUMBER:** 1409 ST5055345 NWA  
**STREET ADDRESS:** 1611 HOWARD AVE  
**CITY:** DES PLAINES **COUNTY:** COOK  
**TAX NUMBER:** 09-28-311-021-0000

**LEGAL DESCRIPTION:****PARCEL 1:**

THAT PART OF LOT 3 IN MINARDI'S RESUBDIVISION OF THE WEST 580.00 FEET OF LOT 2 IN TOUHY-MANNHEIM INDUSTRIAL SUBDIVISION UNIT NO. 2, BEING A SUBDIVISION IN THE SOUTH WEST 1/4 OF SECTION 28 AND THE SOUTH EAST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID LOT, 75.75 FEET WEST OF THE NORTH EAST CORNER THEREOF, AND RUNNING TO A POINT ON THE SOUTHERLY LINE OF SAID LOT, 65.10 FEET WESTERLY OF THE SOUTHWEST CORNER THEREOF, IN COOK COUNTY, ILLINOIS

**PARCEL 2:**

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DEED FROM MINARDI CONSTRUCTION COMPANY, A CORPORATION OF ILLINOIS TO LARRY LEE TRIMPE AND KEN LYNN TRIMPE, HIS WIFE, DATED MAY 27, 1965, AND RECORDED JUNE 22, 1965 AS DOCUMENT NUMBER 19502333 FOR INGRESS AND EGRESS AND SIDEWALK PURPOSES OVER THE NORTH 5.0 FEET AS MEASURED AT RIGHT ANGLES AND PARALLEL TO THE NORTH LINE OF SAID LOT 3 IN MINARDI'S RESUBDIVISION OF AFORESAID (EXCEPTING THEREFROM THAT PART FALLING WITHIN PARCEL 1.)

**PARCEL 3:**

EASEMENT FOR THE BENEFIT OF PARCEL NUMBER 1 AS CREATED BY THE DEED FROM MINARDI CONSTRUCTION COMPANY, A CORPORATION OF ILLINOIS, TO LARRY LEE TRIMPE AND KEN LYNN TRIMPE, HIS WIFE, DATED MAY 27, 1965 AND RECORDED JUNE 22, 1965 AS DOCUMENT NUMBER 19502333 FOR INGRESS AND EGRESS DRIVEWAY AND FOR SEWER AND WATER LINES AND MAINTENANCE AND REPAIR THEREOF OVER THAT PART OF LOT 3 OF MINARDI'S RESUBDIVISION AS AFORESAID LYING SOUTH OF A LINE DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID LOT WITH A LINE 8.0 FEET NORTHERLY AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE SOUTHERLY LINE OF THE LOT; THENCE WESTERLY ALONG SAID PARALLEL LINE 26.0 FEET; THENCE WESTERLY ALONG A STRAIGHT LINE TO A POINT OF THE WEST LINE OF SAID LOT 30.0 NORTH OF THE SOUTHWEST CORNER THEREOF (EXCEPTING THEREFROM THAT PART FALLING WITHIN PARCEL 1), ALL IN COOK COUNTY, ILLINOIS.