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Doc#: 0404018002  
Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
Date: 02/09/2004 09:30 AM Pg: 1 of 4

**WARRANTY DEED**

Statutory (Illinois)  
(Individual to Corporation)

THE GRANTOR,

JOHN W. MODAFF, a widower and not remarried

of the City of Asheville, State of North Carolina for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEYS and WARRANTS to

Modaff ~~Family~~ Properties, LLC, a North Carolina limited liability company, doing business at 5 Stancliff Road Asheville, North Carolina 28803,

the following described real estate situated in Cook County, Illinois, to wit:

Lot 12 (except the West 16.5 feet) in the County Clerk's Redivision of the Assessor's Division (except Lots 9 to 17 inclusive, and Lots 30, 34, and 35 thereof) of the West 1/2 of the Northwest 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 1, Township 42 North, Range 9, East of the Third Principal Meridian in Cook County, Illinois

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: covenants, conditions and restrictions of record and to General Taxes for 2003 and subsequent years.

Permanent Real Estate Index Number(s): 01-01-100-011  
Address of Real Estate: 141 West Main Street, Barrington, Illinois 60010

DATED this 16<sup>th</sup> day of December, 2003

\_\_\_\_\_  
John W. Modaff

Exempt under the provision of Paragraph e, Section 4, of the Illinois Real Estate Transfer Tax Act.

12/18/03 W. Clyde Jones, Attorney  
Date BUYER, SELLER OR REPRESENTATIVE

\$30.50

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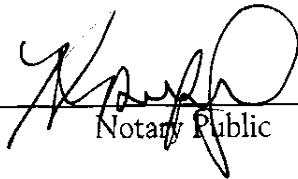
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STATE OF NORTH CAROLINA )  
 )ss.  
COUNTY OF )

I, Harris M. Livius<sup>stain</sup>, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN W. MODAFF, a widower and not remarried, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, he appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 16<sup>th</sup> day of December, 2003.

  
\_\_\_\_\_  
Notary Public

This Instrument was prepared by:

W. Clyde Jones, III  
JONES LEMON GRAHAM & CLANCY  
223 East State Street  
Post Office Box 805  
Geneva, Illinois 60134-0805  
(630)208-0805

**MAIL TO:**

W. Clyde Jones, III  
223 East State Street  
P.O. Box 805  
Geneva, Illinois 60134

**SEND SUBSEQUENT TAX BILLS TO:**

Modaff Family Properties, LLC  
124 Stuyvesant Road  
Asheville, NC 28803

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: December 18, 2003

Signature: W. C. Johnson - Agent  
Grantor or Agent

SUBSCRIBED and SWORN to before me by the said 78<sup>SP</sup> this 18<sup>th</sup> day of December, 2003.



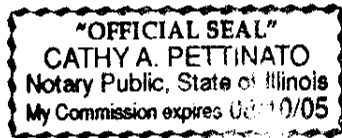
Cathy A. Pettinato  
Notary Public

The Grantee or his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: December 18, 2003

Signature: W. C. Johnson - Agent  
Grantee or Agent

SUBSCRIBED and SWORN to before me by the said \_\_\_\_\_ this 18<sup>th</sup> day of December, 2003.



Cathy A. Pettinato  
Notary Public

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

# UNOFFICIAL COPY

## AFFIDAVIT - Plat Act

Recorder of Cook County

The above space for recorder's use only.

STATE OF ILLINOIS )

COUNTY OF KANE )

W. Clyde Jones, III, as attorney for John W. Modaff, being duly sworn on oath states that the attached deed is not in violation of The Plat Act, 765 ILCS 205/1, because:

**The sale or exchange is of an entire tract of land not being a part of a larger tract of land.**

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Cook County, 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 therein.

*W. Clyde Jones, III*  
\_\_\_\_\_  
W. Clyde Jones, III

SUBSCRIBED and SWORN to before me  
this 18~~th~~ day of December, 2003.

*Cathy A. Pettinato*  
\_\_\_\_\_  
Notary Public

