

UNOFFICIAL COPY

ILLINOIS STATUTORY FORM WARRANTY DEED

Prepared By:

Karen E. Tietz

Day & Tietz, PC

2210 Dean Street, F1, St. Charles, IL 60175



Doc#: 0432108009

Eugene "Gene" Moore Fee: \$28.00

Cook County Recorder of Deeds

Date: 11/18/2004 09:58 AM Pg: 1 of 3

Return To:

GARY LUNDEEN
806 E. NERBE RD.
ROSELLE IL 60172
Grantees Address & # 04620

Send Tax Bill To:

David D. and Rayna L. Low

5520 Bear Claw Court

Hoffman Estates, IL 60192

393 SSL

GRANTORS, MARIO CORONATO AND ALKA CORONATO, of Lake Zurich, Illinois, for and in consideration of TEN and no/100 (\$10.00) Dollars, in hand paid, WARRANT that the following property is not Homestead property and is subject to the Homestead Exemption Laws, and CONVEY and WARRANT to:

GRANTEES, DAVID D. LOW JR. AND RAYNA L. LOW, a married couple as joint tenants, forever, the following described Real Estate situated in:

SEE LEGAL DESCRIPTION ATTACHED

Address: 1280 Thorndale Court
Elgin, IL 60120



Permanent Index Number: 06-20-103-104

SUBJECT ONLY TO: General real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements if any, so long as they do not interfere with the current use and enjoyment of the Real Estate, hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

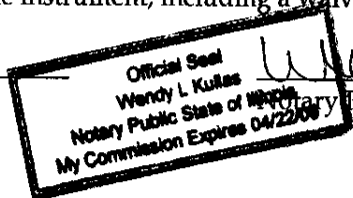
DATE: October 5, 2004

Mario Coronato
Mario Coronato

Alka Coronato
Alka Coronato
Karen W. A. PCA

The Undersigned, a Notary Public in and for this County and State, does hereby certify that the above signed persons, Mario Coronato and Alka Coronato, personally known to me to be the same persons whose names are subscribed to this instrument, appeared before me this day in person and acknowledged that they executed this instrument as their free and voluntary act as and for the purposes set forth in the instrument, including a waiver of the right of Homestead.

Date: 10-5-04



Wendy L. Kulas
Notary Public

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TICOR TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE

ORDER NO.: 2000 000393556 SC

SCHEDULE A (CONTINUED)


5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

LOT 34 (EXCEPT THE NORTH 37.03 FEET AS MEASURED AT RIGHT ANGLES) IN PARKWOOD II UNIT 1, BEING A SUBDIVISION OF PART OF SECTIONS 17, 19 AND 20, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 30, 1979 AS DOCUMENT 24979976, IN THE CITY OF ELGIN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

STATE OF ILLINOIS

STATE TAX



NOV. 15. 04

COOK COUNTY


0000004710

REAL ESTATE TRANSFER TAX
00155.00
FP351010

COOK COUNTY

REAL ESTATE TRANSACTION TAX

COUNTY TAX



NOV. 15. 04

REVENUE STAMP

0000002917

REAL ESTATE TRANSFER TAX
00077.50
FP351019

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

_____, being duly sworn on oath, states that _____ resides at _____. 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.

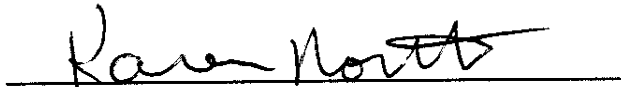
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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.



SUBSCRIBED and SWORN to before me

this 5th day of Oct, 2004



Notary Public

