

UNOFFICIAL COPY



STC1462169
Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY



Doc#: 0601843336 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/18/2006 11:18 AM Pg: 1 of 4

STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Suite 025
Chicago, IL 60602
312-222-1243

THE GRANTOR(S), Joanne Davis, of the City of Markham, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Kenneth Richards, bachelor, City of Riverdale, Illinois of the County of Cook, 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, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2005 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

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

Permanent Real Estate Index Number(s): 28-23-301-040-0000
Address(es) of Real Estate: 16355 South Lawndale, Markham, Illinois 60426

Dated this 5th day of December 2005

Joanne Davis
Joanne Davis

Property of Cook County Clerk's Office

4
②

File Number: TM198503

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LEGAL DESCRIPTION

THE SOUTH 156 FEET OF THE NORTH 660 FEET OF THE WEST 330 FEET (EXCEPT THE EAST 70 FEET THEREOF) OF THE EAST 660 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 33 FEET OF THE WEST 330 FEET OF THE EAST 660 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, AFORESAID), IN COOK COUNTY, ILLINOIS

Commonly known as: 16355 South Lawndale

Markham IL 60426

PIN/Tax Code: 28-23-301-040-0000

Property of Cook County Clerk's Office

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Joanne Davis, personally known to me to be the same person(s) whose name(s) 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 5th day of Dec, 2005

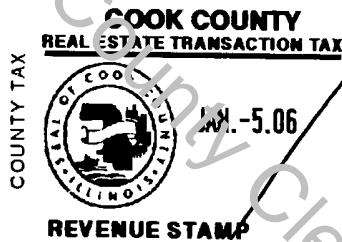
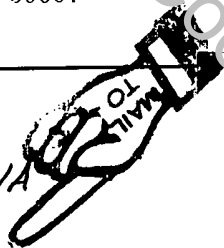


Marie R. Rattenbury (Notary Public)

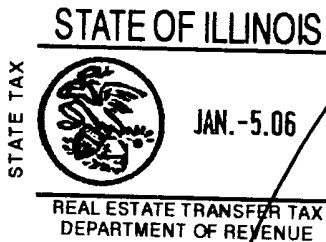
Prepared By: Bryan C. Wallace
155 North Michigan
Chicago, Illinois 60601

Mail To:
Kenneth Richards
14047 S. Tracy Ave #1A
Riverdale, Illinois 60827

Name & Address of Taxpayer:
Kenneth Richards
14047 S. Tracy Ave #1A
Riverdale, Illinois 60827



REAL ESTATE TRANSFER TAX
0009000
FP 102810



REAL ESTATE TRANSFER TAX
0018000
FP 102804

AFFIDAVIT — METES AND BOUNDS

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STATE OF ILLINOIS)
COUNTY OF Oak) SS.STC 462169 of

AFFIDAVIT — METES AND BOUNDS

Jeanne Davis, being duly sworn on oath,
states that he/she resides at 16355 S. Lawndale

That the attached deed is not in violation of Section 205/1 of Chapter 765 of the Illinois Compiled Statutes for one of the following reasons:

1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
4. The conveyance is 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.
5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the creation of land impressed with a public use.
7. The conveyance is made to correct descriptions in prior conveyances.
8. The sale or exchange is of parcels or tracts of land following the division into no more than two 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 is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and a survey of said single lot having been made by a registered land surveyor.
10. The conveyance is of land described in the same manner as title was taken by grantor(s).

THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CIRCLED.

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of _____ County, State of Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me

this

5th

day of

Dec

, 19

2005 Jeanne DavisMarie Rattenbury
Notary Public"OFFICIAL SEAL"
MARIE R. RATTENBURY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/29/2008