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WARRANTY DEED

Form 745-IR
Perfection Legal Forms, Rockford, IL 61101



Doc#: 0612233065 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/02/2006 08:51 AM Pg: 1 of 3

THIS INDENTURE WITNESSETH,
That the Grantor **S, FRED LEDEBUHR**
and **EVELYN M. LEDEBUHR**, his
wife,

of the City of Elgin
in the County of Kane
and State of Illinois

THE ABOVE SPACE FOR RECORDER'S USE ONLY

for and in consideration of the sum of One
Dollar and other good and valuable
considerations, the receipt of which is hereby
acknowledged, CONVEY and WARRANT to

JORGE L. RODRIGUEZ AND LETICIA RODRIGUEZ,

Husband and Wife, *not as tenants in common, but as joint tenants*

whose address is 8716 West 98th Street, Palos Hills, Illinois 60465

not as tenants in common, but as joint tenants, with the right of survivorship, the following described real estate, to-wit:

The East 100 feet (as measured on the South line thereof)
of Outlot "A" (except the West 400 feet thereof) in LaGrande
Vista Unit 3, being a subdivision of part of the East 1/2 of
the Southwest 1/4 of Seciton 17, Township 36 North, Range 13
East of the Third Principal Meridian, in Cook County, Illinois.

Subject to covenants, easements and restrictions of record; and
Taxes for the years 2005 and 2006 and subsequent years.

PARCEL NO. 28 17 312 057 0000

STATE OF ILLINOIS



MAY.-1.06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000023008

REAL ESTATE
TRANSFER TAX

0096250

FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



MAY.-1.06

REVENUE STAMP

0000023104

REAL ESTATE
TRANSFER TAX

0048125

FP 103034

(Continue legal description on reverse side)

BOX 333-CT

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situated in Oak Forest, Cook County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

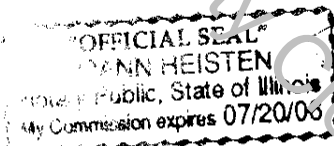
Dated this 25th day of April, 2006

Fred Ledebuhr
Fred Ledebuhr
Evelyn M. Ledebuhr
Evelyn M. Ledebuhr

STATE OF ILLINOIS }
KANE COUNTY } ss

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Fred Ledebuhr and Evelyn M. Ledebuhr personally known to me to be the same person s whose name s are they subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as 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 Notarial Seal this 25th day of April 2006



Jann Heisten
Notary Public.

Future Taxes to Grantee's Address ()
OR to M/M Jorge Rodriguez
8716 West 98th Street
Palos Hills, Illinois 60465

Return this document to:
Attorney David Richardson
Nery & Richardson LLC
4124 West 63rd Street
Chicago, IL 60629

This Instrument was Prepared by: Kenneth L. Kaergard, Griffin & Hoskins LLC
Whose Address is: 40W320 LaFox Rd, Suite E, St. Charles, IL 60175

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Sandy Wegman

Kane County Recorder
719 S. Batavia Ave., Bldg. C
Geneva Il, 60134
Phone: 630-232-5935
Fax: 630-232-5945

PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)
COUNTY OF KANE)^{SS}

Fred Ledebuhr, being duly sworn on oath,

states that affiant resides at 37W163 Olwin, Elgin, IL

And further states that: (please check the appropriate box)

- A. That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or
- B. That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)

1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one (1) 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 between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. 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;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) 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 of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, 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, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. This conveyance is of land described in the same manner as title was taken by grantor(s).

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Kane County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

This 25th day of April, 2006.

Joann Heisten
Signature of Notary Public

Fred Ledebuhr
Signature of Affiant

