

06-02375
152



Doc#: 0701754179 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/17/2007 02:01 PM Pg: 1 of 4

WARRANTY DEED

THE GRANTOR(S), **Peter Taluc and Leticia Taluc, husband and wife**, of Wheeling, Cook County of State of ILLINOIS, for and in Consideration of Ten Dollars (\$10.00) and other and valuable consideration in hand paid, CONVEY AND WARRANT TO **Arturo Murillo, of Wheeling, IL**

the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

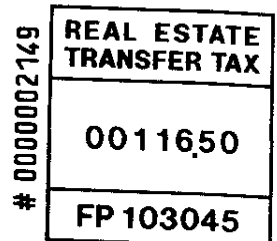
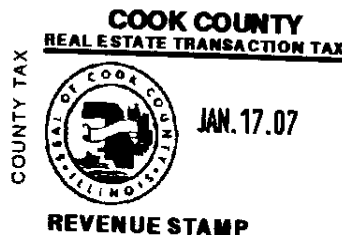
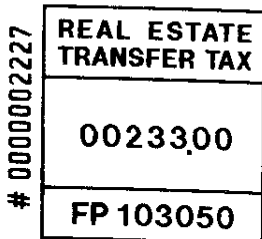
SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index: 03-09-404-072

Address of Real Estate: 624 Lakeside Circle, Wheeling, Illinois 60090

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of ILLINOIS, TO HAVE AND TO HOLD SAID premises Individually.

Dated: 12th day of December, 2006.



UNOFFICIAL COPY

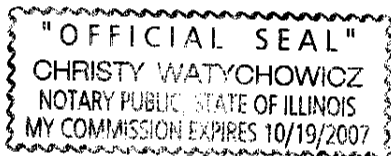
Peter Taluc [SEAL]
Peter Taluc

Leticia Taluc [SEAL]
Leticia Taluc

State of ILLINOIS)
County of COOK) ss.

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above signed are personally known to me to be the same persons whose names 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.

GIVEN under my hand and official seal, this 12th day of December, 2006.



Christy Watychowicz
NOTARY PUBLIC
Commission expires 10-19, 2007

This instrument was prepared by: STRAUSS & WATYCHOWICZ P.C.
115 S. EMERSON ST.
MT. PROSPECT, IL 60056

Mail To:
MARK PETERSON
825 VILLAGE STARD.
WEST DUNDEE, IL 60118

Send Subsequent Tax Bills to:
ARTURO MURILLO
624 Lakeside Circle
Wheeling, IL 60090.

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNIT 2, BUILDING 18, LOT 9 IN LAKESIDE VILLAS UNIT 2, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION DATED DECEMBER 9, 1971, AS DOCUMENT NUMBER 21751908, AND AS AMENDED BY DOCUMENT DATED MARCH 23, 1972, AND RECORDED MARCH 30, 1972, AS DOCUMENT NUMBER 21851782 AND FURTHER AMENDED BY DOCUMENT DATED APRIL 25, 1972, AND RECORDED MAY 1, 1972, AS DOCUMENT NUMBER 21884592, AND FURTHER AMENDED BY DOCUMENT DATED MAY 8, 1972 AND RECORDED MAY 15, 1972, AS DOCUMENT NUMBER 21902197, IN COOK COUNTY, ILLINOIS.

Lin # 03-09-404-072

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PLAT ACT AFFIDAVIT - METES AND BOUNDS DESCRIPTION

State of Illinois)
County of COOK)^{ss}

Peter + Leticia Taluc, being duly sworn on oath, states that they resides at 624 Lakeside Circle Wheeling Illinois 60090

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 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 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 interest thereon 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 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 is of a single lot of less than 5 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.

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

Starnal Young as agent
Signature of Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th DAY OF December, 2006

Patricia A. Giuliano
Signature of Notary Public

