

# UNOFFICIAL COPY

## WARRANTY DEED INDIVIDUAL Statutory (Illinois)

The Grantor, 3FJ Construction Company, Inc., a corporation existing pursuant to the laws of the State of Illinois, County of Cook, for and in consideration of Ten (\$10) Dollars, and other valuable consideration in hand paid, CONVEYS and WARRANTS to JAMES M. STAFFORD, a single person, of the 230 S. La Salle St., City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



Doc#: 0825631059 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/12/2008 11:59 AM Pg: 1 of 4

See attachment one

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 promises forever.

Permanent Real Estate Index Number: 14-10-323-070-0000, 071, 074, 075

Commonly known as: 1217 W. HENDERSON, CHICAGO, ILLINOIS

Dated this 21st day of APRIL, 2008

3FJ CONSTRUCTION COMPANY, INC.

BY: Robert Chavin  
ROBERT CHAVIN

corporate seal  
here

Attest: Robert Chavin  
ROBERT CHAVIN, SECRETARY

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 ROBERT CHAVIN personally known to me to be the President and Secretary of 3FJ CONSTRUCTION COMPANY, INC., appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed to said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, on April 21, 2008

April C Brackin  
Notary Public



This instrument prepared by: Robert A. Lewinthal, 633 Skokie Rd., Northbrook, Illinois 60062  
Mail to: Matthew Oesterle, Burke, Warren, MacKay & Serritella, 330 N. Wabash Ave., 22<sup>nd</sup> Fl, Chicago, Il 60611  
Send subsequent tax bills to: James M. Stafford, 1217 W. Henderson, Chicago, Il 60657

NO 2005

1 of 4

LND

ST 5101593

BRACKIN

CTI


Box 334

4pgs

# UNOFFICIAL COPY

COUNTY TAX

**COOK COUNTY**  
**REAL ESTATE TRANSACTION TAX**



SEP. 10.08


**REVENUE STAMP**

# 0000001018

<b>REAL ESTATE TRANSFER TAX</b>
01559.75
FP 102802

STATE TAX

**STATE OF ILLINOIS**



SEP. 10.08


**REAL ESTATE TRANSFER TAX**  
**DEPARTMENT OF REVENUE**

# 0000003198

<b>REAL ESTATE TRANSFER TAX</b>
03119.50
FP 102808

CITY TAX

**CITY OF CHICAGO**



SEP. 10.08

**REAL ESTATE TRANSACTION TAX**  
**DEPARTMENT OF REVENUE**

# 0000003960

<b>REAL ESTATE TRANSFER TAX</b>
32754.75
FP 102805

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## ATTACHMENT A

THE EAST 37.0 FEET OF THE WEST 96.00 FEET OF THE FOLLOWING 2 PARCELS TAKEN AS A TRACT:

**PARCEL 1: THE SOUTHWESTERLY 300 FEET AS MEASURED ON THE EASTERLY AND WESTERLY LINES OF A STRIP OF LAND APPROXIMATELY 50 FEET IN WIDTH, LOCATED IN THE EAST 2 OF THE SOUTH-WEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS FOLLOWS:**

**COMMENCING AT THE NORTHWEST CORNER OF THE INTERSECTION OF RACINE AVENUE AND SCHOOL STREET IN CHICAGO; THENCE WEST ALONG THE NORTH LINE OF SCHOOL STREET FOR A DISTANCE OF APPROXIMATELY 244 FEET TO THE POINT OF BEGINNING; THENCE NORTH 26 DEGREES 45 MINUTES EAST, MORE OR LESS, FOR A DISTANCE OF APPROXIMATELY 530 FEET TO THE WEST LINE OF RACINE AVENUE; THENCE NORTH ALONG THE WEST LINE OF RACINE AVENUE FOR A DISTANCE OF APPROXIMATELY 109 FEET; THENCE SOUTH 26 DEGREES 45 MINUTES WEST, MORE OR LESS, FOR A DISTANCE OF APPROXIMATELY 654 FEET TO THE NORTH LINE OF SCHOOL STREET; THENCE EAST ALONG THE NORTH LINE OF SCHOOL STREET FOR A DISTANCE OF APPROXIMATELY 60 FEET TO THE POINT OF BEGINNING, BEING PART OF THAT PROPERTY CONVEYED BY MARK SKINNER AND ELIZABETH W. SKINNER TO CHICAGO AND EVANSTON RAILROAD COMPANY (GRANTOR=S PREDECESSOR IN INTEREST) BY DEED DATED NOVEMBER 16, 1882 AND RECORDED DECEMBER 11, 1882 IN BOOK 1276, PAGE 457, (EXCEPT FROM SAID SOUTHWESTERLY 300 FEET, THAT PART LYING SOUTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 18 IN BLOCK 7 IN WILLIAM J. GOUDY=S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20 AFORESAID) IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: LOTS 18, 19 AND 20 IN BLOCK 7 OF WILLIAM J. GOUDY=S SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.**

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS )

) ss

COUNTY OF COOK )

ROBERT CHAVIN President, sole shareholder and sole director of 3FJ Construction Company, Inc. being duly sworn on oath, states that the corporation is an Illinois corporation lawfully doing business at 4801 S. Ashland, Chicago, Il. 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 involved 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 interest 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 he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois to accept the attached deed for recording.

Dated: April 1, 2008

SUBSCRIBED and SWORN to before me

this 21 day of April, 2008,

