

UNOFFICIAL COPY



Doc#: 0921733063 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/05/2009 09:59 AM Pg: 1 of 5

29035907
WARRANTY DEED

**Illinois Statutory
(Individual to Individual)**

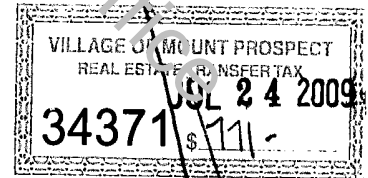
THE GRANTOR(S),
**DANIEL J. SILVESTRI AND
AMELIA T. SILVESTRI,
Husband and Wife**, of the City of
Mount Prospect, County of Cook,
State of Illinois, for and in
consideration of TEN AND NO/100'S
DOLLARS (\$10.00) and other good
and valuable consideration, in hand
paid, CONVEY(S) AND
WARRANT(S) to **RAYMOND W.
PAHNKE, JR., A Single Person**, of
359 E. Kimini Ct., #28, Palatine, IL
60067, all interest in the following
described Real Estate situated in the
County of Cook, State of Illinois, to
wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT 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 property.

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

Permanent Index No.: 08-15-202-041




Address of Real Estate: 1019 Arbor Ct., Mount Prospect, IL 60056

BOX 333-CTA


Handwritten initials and number 5

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STATE OF ILLINOIS

 AUG.-3.09
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE


0000055871

REAL ESTATE TRANSFER TAX
00256.00
FP 103032

STATE OF ILLINOIS
 STATE TAX

 AUG.-3.09
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000055872

REAL ESTATE TRANSFER TAX
00000.50
FP 103032

COOK COUNTY
 COUNTY TAX
 REAL ESTATE TRANSACTION TAX

 AUG.-3.09
 REVENUE STAMP

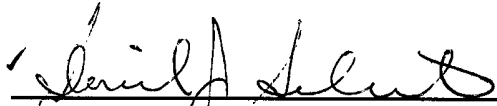
0000055964

REAL ESTATE TRANSFER TAX
00128.25
FP 103034

County of Cook
 County Clerk's Office

UNOFFICIAL COPY

DATED this 30th day of July, 2009.



DANIEL J. SILVESTRI

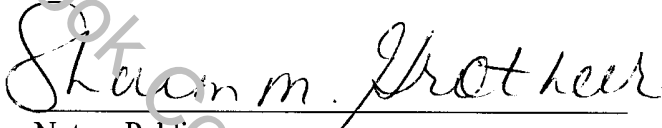


AMELIA T. SILVESTRI

State of Illinois)
) ss.
County of Cook)

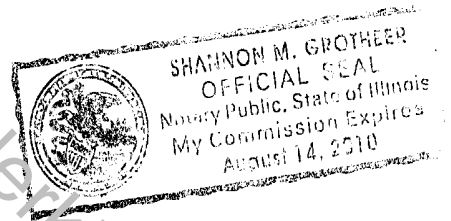
I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **DANIEL J. SILVESTRI and AMELIA T. SILVESTRI**, Husband and Wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 30th day of July, 2009.



Notary Public

This instrument was prepared by:
Attorney Wayne L. Mular
1121 E. Main St., Ste. 300
St. Charles, Illinois 60174



MAIL TO:

Attorney Garry Novak
1454 Miner St.
Des Plaines, IL 60016

SEND SUBSEQUENT TAX BILLS TO:

RAYMOND W. PAHNKE, JR.
1019 Arbor Ct.
Mount Prospect, IL 60056

UNOFFICIAL COPY

PARCEL 1:

THE SOUTH 22.00 FEET OF THE NORTH 143.75 FEET, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF, (EXCEPT THE SOUTH 2.37 FEET OF THE NORTH 124.12 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF OF THE WEST 28.19 FEET AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF) OF LOT 3 IN EVERGREEN WOOD PLAT OF PLANNED UNIT DEVELOPMENT IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1987 AS DOCUMENT 87388770, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 29, 1987 AS DOCUMENT 87679217.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

29035967

PLAT ACT AFFIDAVIT – METES AND BOUNDS DESCRIPTION

State of Illinois)
) ss
County of Cook)

DANIEL J. SILVESTRI, being duly sworn on oath, states that he resides at 1019 Arbor Ct., Mount Prospect, IL 60056.

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 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 conveyance;
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 he makes this affidavit for the purposes of inducing the Recorder of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30TH DAY JULY, 2009.

Notary


DANIEL J. SILVESTRI

M. GROTHEER
 Notary Public, State of Illinois
 Commission Expires
 August 14, 2010