

# UNOFFICIAL COPY



0-334333054D

## WARRANTY DEED

WSA 302005/2005291600

In consideration of Ten Dollars in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Robert V. Rieker as Trustee under the Robert V. Rieker Declaration of Trust dated June 26, 1991 and Pauline Rieker as Trustee under the Pauline Rieker Declaration of Trust dated June 26, 1991, ("Grantors"), whose

mailing address is 1660 Sherman Road, #43, Northbrook, Illinois 60062, hereby transfer, convey and warrant to Halina Krupa as Trustee under the Halina Krupa Trust and Joseph Krupa ("Grantees"), as joint tenants with rights of survivorship, whose mailing address is 1331 Walters Avenue, Northbrook, Illinois 60062, the real estate commonly known as 1325 Walters Avenue, Northbrook, Illinois 60062, situated in the County of Cook, State of Illinois (the "Property") the legal description for which is as follows:

[SEE LEGAL DESCRIPTION ATTACHED]

P.I.N. 04-10-404-038-0000

AND STEVE KRUPA

To have and to hold in fee simple absolute forever;

Together with all rights and appurtenances in any manner appertaining or belonging to the Property; and hereby releasing and waiving all rights under the Homestead Exemption Laws of the State of Illinois, and subject only to: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

This deed is executed by the Grantors pursuant to and in the exercise of the power and authority granted to and vested in them by the terms of said Trust above-mentioned.

IN WITNESS WHEREOF, the Grantors have executed and delivered (and Grantees have received and accepted) this Trustee's Deed on this 20 day of November, 2009.

Grantor: Robert V. Rieker Declaration  
of Trust dated June 26, 1991

By: Robert V. Rieker  
Robert V. Rieker, Trustee

Grantor: Pauline Rieker Declaration  
of Trust dated June 26, 1991

By: Pauline Rieker  
Pauline Rieker, Trustee

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**STREET ADDRESS:** 1325 WALTERS AVENUE

**CITY:** NORTHBROOK

**COUNTY:** COOK

**TAX NUMBER:** 04-10-404-038-0000

**LEGAL DESCRIPTION:**

THE WEST 100 FEET OF THE EAST 998.03 FEET OF THE NORTH 297.33 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, **EXCEPTING THE NORTH 30 FEET THEREOF TAKEN FOR ROAD, AS SHOWN IN DEED RECORDED AS DOCUMENT 0603703149.**

Property of Cook County Clerk's Office

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS  
COUNTY OF COOK } SS.

PAULINE RIEKER AS TRUSTEE OF THE PAULINE RIEKER DEEDICATION OF TRUST STD 6/20/91, being duly sworn on oath, states that SHE resides at 1325 WAITERS AVE., NORTHBROOK, IL 60062. 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 involve 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 interests 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 SHE makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Walter Shickman, as power of attorney for Pauline Rieker

SUBSCRIBED and SWORN to before me

this 12th day of November, 2009.

Notary Public

