

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY



Doc#: 1002612076 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/26/2010 10:58 AM Pg: 1 of 4

Property Clerk's Office
P.N.T.N.

HUSBAND *MARRIED WOMAN* *SINGLE WOMAN* *MARRIED MAN* *R*

The Grantor(s), George Grammas, Joan Grammas, Dina Grammas and Jim Grammas, of the Village of Arlington Heights, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Nichols Partners, LLC an Illinois Limited Liability Company created and existing under the Laws of the State of ^{IL}, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

"SEE ATTACHED LEGAL DESCRIPTION"

SUBJECT TO: (1) General Real estate taxes for the year 2008 and subsequent years (2) Special Assessments confirmed after this contract date; (3) Building, building line and use or occupancy restrictions, conditions and covenants of record; (4) Zoning laws and Ordinances; (5) Easements for public utilities; (6) Covenants, conditions and restrictions of record, private, public and utility easements and roads and highways.

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

Permanent Index Number(s): 02-01-200-026-0000

Property Address: 2282 W. Nichols Road, Arlington Heights, Illinois 60004

Dated this 22 day of October, 2009

George Grammas
George Grammas

Dina Grammas
Dina Grammas

Joan Grammas
Joan Grammas

Jim Grammas
Jim Grammas

C.J.
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STATE OF IL.
COUNTY OF COOK ss.

I, the undersigned Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **George Grammas, Joan Grammas, Dina Grammas and Jim Grammas** personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal this 22 day of October, 2009

Gina M. Eskeli
Notary Public

OFFICIAL SEAL
GINA M. ESKELI
Notary Public - State of Illinois
My Commission Expires Mar 11, 2012

Prepared By: Sotos & Associates, P.C.
17 N. Wabash Ave Suite 660
Chicago, IL 60602

Mail To:
~~Address~~
Rosier Guzardo + Assoc
6650 N Northwest Hwy
CHICAGO IL 60631

Name & Address of Taxpayer:
~~Address~~
Nichols Partners, L.L.C.
6650 N NORTHWEST HWY
CHICAGO ILL 60631

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
JAN. 21. 10
REVENUE STAMP

REAL ESTATE
TRANSFER TAX
00207.00
FP 103025
0000041318

STATE OF ILLINOIS
STATE TAX
JAN. 21. 10
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE
TRANSFER TAX
00414.00
FP 103021
0000041318

UNOFFICIAL COPY**PARCEL 1:**

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 906.79 FEET NORTH AND 392.06 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, AS MEASURED ALONG THE EAST LINE THEREOF AND ALONG A LINE AT RIGHT ANGLES THERETO, (SAID EAST LINE HAVING AN ASSUMED BEARING OF DUE NORTH FOR THIS LEGAL DESCRIPTION);

THENCE NORTH 62 DEGREES 00 MINUTES 00 SECONDS EAST, 58.67 FEET;

THENCE SOUTH 28 DEGREES 00 MINUTES 00 SECONDS EAST, 50.71 FEET;

THENCE SOUTH 62 DEGREES 00 MINUTES 00 SECONDS WEST, 71.75 FEET;

THENCE NORTH 28 DEGREES 00 MINUTES 00 SECONDS WEST, 25.0 FEET;

THENCE NORTH 16 DEGREES 54 MINUTES 30 SECONDS EAST, 9.40 FEET;

THENCE NORTH 27 DEGREES 58 MINUTES 38 SECONDS WEST, 9.42 FEET;

THENCE NORTH 05 DEGREES 46 MINUTES 28 SECONDS EAST, 11.59 FEET, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID REAL ESTATE AS SET FORTH IN A CERTAIN DECLARATION ON SEPTEMBER 23, 1977 AS DOCUMENT NO. 24119679 AND AS AMENDED THEREAFTER.

Cook County Clerk's Office

UNOFFICIAL COPY



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~~ ^{COOK})

Jim Grammas

states that affiant resides at _____, being duly sworn on oath,

7015 W. KEENEY AVENUE #160714

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;
- 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~~ ^{Cook} County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

This 4 day of DEC, 2009.

Signature of Notary Public

ATHAN THOMAS P. SOTOS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7-9-2011

[Signature]

Signature of Affiant

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