

UNOFFICIAL COPY

Owner George V. Kanagin
Route IL 62
Section Penny Road to Eastings Way
County Cook
Project No.
Job No. R-90-003-04
Parcel No. 0H30007
P.I.N. No. 01-23-305-023;024



Doc#: 1104546015 Fee: \$44.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 02/14/2011 12:20 PM Pg: 1 of 5

Sta. 500+39.56 to
Sta. 511+39.21
Catalog No.
Contract No.

*303/305 ALGERIA ROAD
SOUTH BARRINGTON, IL
60010*

WARRANTY DEED (NON-FREEWAY)

THE GRANTOR, George V. Kanagin, a married man, of the Village of Gilberts, County of Kane and State of Illinois, for and in consideration of Thirty Five Thousand and no/100 Dollars (\$35,000.00), in hand paid GRANTS, CONVEYS and WARRANTS to the PEOPLE of the STATE OF ILLINOIS, Department of Transportation, Grantee, the following described Real Estate, to-wit:

See Attached Legal Description
Not Homestead Property

situated in the County of Cook and State of Illinois, hereby releasing and waiving all right under and by virtue of the Homestead Exemption Laws of the State.

The Grantor, without limiting the interest above granted and conveyed does hereby acknowledge that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the above-described premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.

IN WITNESS WHEREOF, the Grantor has set his hand, this 1 day of November, 2010.

By: 

Signature

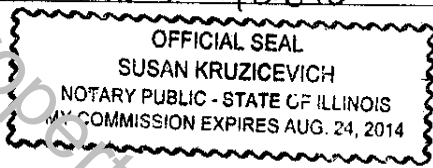
George V. Kanagin
Print Name

UNOFFICIAL COPY

State of Illinois)
County of Cook) ss.

I, Susan Kruzicevich, a Notary Public, in and for said County and State aforesaid, do hereby certify that George V. Kanagin, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, did appear before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Signed before me on November 1, 2010



[Signature]
Notary Public

Exempt under 35 ILCS 200/31-4(b), Real Estate Transfer Tax Law.

1/24/11
Date

[Signature]
Buyer, Seller or Representative

This instrument was prepared by and return

Tax Bill to: GRANTEE'S ADDRESS

Illinois Department of Transportation
Attn: J. Cortese
201 West Center Court
Schaumburg, IL 60196

RETURN TO GRANTEE'S ADDRESS →

UNOFFICIAL COPY

303/305 ALBONQUIM ROAD
SOUTH BARRINGTON, IL
60010

Route : FAP 339 (IL. 62)
Section : Penny Road to Eastings Way
County : Cook
Job No. : R-90-003-04

Parcel : OH30007
Station 500+39.56 to 511+39.21
Owner : George V. Kanagin

Index No./Nos. 01-23-305-023
01-23-305-024

That part of Lots 1 and 2 in Peregrine Prairie, according to the plat thereof recorded September 18, 2008, as Document No. 0826245156 and part of the West Half of the Northwest Quarter of Section 23, Township 42 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

Beginning at a 9/16" rod with an Allied cap stamped "State of Illinois Division of Highways Right-of-Way Corner IPLS 2017" at the intersection of the East line of the West 376.42 feet of said Northwest Quarter of said Section 23 with the southerly right-of-way line of Illinois Highway Route 62, also being the northwesterly corner of said Lot 1; thence on a state plane bearing of North 00 degrees 22 minutes 14 seconds West 59.21 feet, along said East line of the West 376.42 feet of the Northwest Quarter, to the centerline of said highway; thence South 57 degrees 59 minutes 22 seconds East 472.80 feet, along said centerline, to a point of curve; thence southeasterly 626.85 feet along a curve to the right with a radius of 57351.19 feet, the chord of said curve bears South 57 degrees 40 minutes 35 seconds East 626.85 feet, along said centerline, to its intersection with the South line of the North 10.0 acres of the Southwest Quarter of said Section 23; thence North 88 degrees 56 minutes 37 seconds West 130.05 feet, along said South line of the North 10.0 acres of the Southwest Quarter and the South line of said Lot 2, to a 9/16" rod with an Allied cap stamped "State of Illinois Division of Highways Right-of-Way Corner IPLS 2017" on a point of curve, the center of said curve bears South 32 degrees 31 minutes 33 seconds West; thence northwesterly 277.96 feet along a curve to the left with a radius of 57283.19 feet, the chord of said curve bears North 57 degrees 36 minutes 47 seconds West 277.96 feet, to a 9/16" rod with an Allied cap stamped "State of Illinois Division of Highways Right-of-Way Corner IPLS 2017"; thence North 32 degrees 14 minutes 52 seconds East 18.00 feet, to a 9/16" rod with an Allied cap stamped "State of Illinois Division of Highways Right-of-Way Corner IPLS 2017", on a point of curve, the center of said curve bears South 32 degrees 14 minutes 52 seconds West, on

RECEIVED

OCT 25 2010 *for*

PLATS & LEGALS

UNOFFICIAL COPY

said southerly right-of-way line and the northeasterly line of said Lot 2; thence northeasterly 111.11 feet along a curve with a radius of 57301.19 feet, the chord of said curve bears North 57 degrees 52 minutes 15 seconds West 237.43 feet, along said southerly right-of-way line and said northeasterly line of Lot 2, to a 9/16" rod with an Allied cap stamped "State of Illinois Division of Highways Right-of-Way Corner IPLS 2017"; thence North 57 degrees 59 minutes 22 seconds West 87.36 feet, along said southerly right-of-way line and said northeasterly line of Lot 2, to a 9/16" rod with an Allied cap stamped "State of Illinois Division of Highways Right-of-Way Corner IPLS 2017"; thence South 32 degrees 00 minutes 38 seconds West 6.00 feet, to a 9/16" rod with an Allied cap stamped "State of Illinois Division of Highways Right-of-Way Corner IPLS 2017"; thence North 57 degrees 59 minutes 22 seconds West 250.00 feet, to a 9/16" rod with an Allied cap stamped "State of Illinois Division of Highways Right-of-Way Corner IPLS 2017"; thence North 32 degrees 00 minutes 38 seconds East 6.00 feet, to a 9/16" rod with an Allied cap stamped "State of Illinois Division of Highways Right-of-Way Corner IPLS 2017", on said southerly right-of-way line and the northeasterly line of said Lot 1; thence North 57 degrees 59 minutes 22 seconds West 103.73 feet, along said southerly right-of-way line and said northeasterly line of Lot 1, to the point of beginning.

Said parcel containing 1.352 acres, more or less of which 1.196 acres were previously used for highway purposes.

303/305 ALGONQUIN ROAD
SOUTH BARRINGTON, IL
60010

RECEIVED

OCT 25 2010 *ford*

PLATS & LEGALS

UNOFFICIAL COPY

STATE OF ILLINOIS

Parcel 0H30007

COUNTY OF KANE

PLAT ACT AFFIDAVIT

George V. Kanagin, being duly sworn on oath, states that he/she resides at 94 Railroad Street, Gilberts, IL 60136. That the attached deed is not in violation of 76 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 division 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 interest therein for use of 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. Conveyance 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.

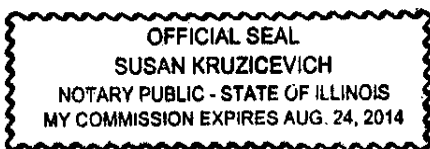
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED

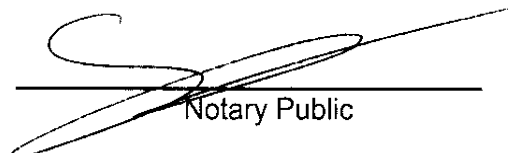
Affiant further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.



 Affiant

Subscribed and sworn to before me this 3 day
 of November, 2010.





 Notary Public