### **UNOFFICIAL COPY**

## ILLINOIS STATUTORY WARRANTY DEED INDIVIDUAL TO INDIVIDUAL

THE GRANTOR, MICHAEL DANNER, as Successor Trustee of the MARY DOROTHY DANNER TRUST, dated November 15, 1995, of 6012 Spinnaker Bay Drive, City of Long Beach, County of Los Angeles, State of California, 90803, for and in consideration of ten and no/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid,

CONVEYS AND WARRANTS to JAMES A. SCOLARO and DIANES. SCOLARO, husband and wife, in Joint Tenancy with Right of Survivorship, as Tenants in Common with ASON FRIESEMA and LAURA FRIESEMA, husband and wife, in Joint Tenancy with Right of Survivorship, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:



Doc#: 1134749005 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 12/13/2011 10:18 AM Pg: 1 of 3

LOT 19 (EXCEPT THE EAST 5 FEET THEREOF) AS MEASURED PARALLEL TO THE EAST LOT LINE OF LOT 19 IN BLOCK 10 IN SPRINGDAL & UNIT NO. 3, BEING A SUBDIVISION IN THE WEST ½ OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOT "A" IN SPRINGDALE UNIT NO. 2, BEING A SUBDIVISION IN THE WEST ½ OF SECTION 8 AFORESALD, A CCORDING TO THE PLAT OF SAID SPRINGDALE UNIT NO. 3, THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON SEPTEMBER 16, 1959 AS DOCUMENT NUMBER 1886018, ALL IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** All covenants of record, restrictions of record, and easements of record, if any. General taxes for the year 2011 and subsequent years.

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

Permanent Tax Identification No.: 18-08-318-061-0000

Property address: 212 51<sup>st</sup> St., Western Springs, IL 60558

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Dated this _ $\alpha$ _ day of _ $\beta$ (ln $\beta$ (ln , 2011.		
	MICHAEL DARRIED & TO	
$\alpha$ $I$	MICHAEL DANNER, as Successor Trustee of The MARY DOROTHY DANNER TRUST, Dated November 15, 1995	
STATE OF COUNTY.	) ) SS:	
HEREBY CERTIFY t'a MICHAEL DAN	NER, personally known to me to be the same person	
	nstrument, appeared before me this day in person and ivered the said instrument as a free and voluntary act,	
for the uses and purposes therein ser forth	h, including the release and waiver of the right of	
homestead.		
Given under my hand and official seal, this 2 day of 34, 2011.		
	Ja Shur jane-Majai NOTARY PUBLIC	
This Instrument Prepared By:	Return To:	
George E. Richeson Attorney at Law	James Scolaro 611 S. Grant St.	
1450 West Main Street, Suite C P. O. Box 1416 St. Charles, IL 60174 (630) 513-8600	Hinsdale, IL 60521	
Send Subsequent Tax Bills To: Jason & Laura Friesema 212 51st St.	# 0g000000411 TD 08 TREA	
Western Springs IL 60558	OF HANDIC DEAL ESTATE OF & TIME	
THE LEST	ATE TRANSFER TAX # FP 103049	
DEPARTI	MENT OF REVENUE	

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#### **UNOFFICIAL COPY**

## RECORDER – COOK COUNTY, ILLINOIS PLAT ACT AFFIDAVIT – METES AND BOUNDS DESCRIPTION

STATE OF ILLINOIS	)
	) SS.
COUNTY OF COOK	)

MICHAEL DANNER, being duly sworn on oath, states that he resides at 6012 Spinnaker Bay Drive, Long Beach, CA 90803, and further states that:

- A. [x] 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 765ILCS205/1(b) for one of the following reasons:
  - 1. The division or subdivision of the land is into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
  - 2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
  - 3. The sale or exchange of parcels of and is between owners of adjoining and contiguous land.
  - 4. The conveyances is 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.
  - 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
  - 6. The conveyance is 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. The conveyance is made to correct descriptions in prior conveyances.
  - 8. The sale or exchange is of parcels or tracts of land following the division into no more than two 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 five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

Affiant further states that 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, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

MICHAEL DANNER, Successor Trustee of the MARY DOROTHY DANNER TRUST, Dated November 15, 1995, Grantor