

UNOFFICIAL COPY



Doc#: 1207631009 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/16/2012 10:19 AM Pg: 1 of 3

WARRANTY DEED

Return to:
Wheatland Title Guaranty
105 W. Veterans Parkway, Yorkville, IL 60560
MAM-200900-5764 (1 of 1)

This space for Recorder's use only

Grantor, **JOYCE RUFFIN**, a single woman, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys and warrants to **NORFOLK SOUTHERN RAILWAY COMPANY**, a corporation organized under the state laws of Virginia, hereinafter "Grantee", the following real estate, together with the improvements located thereon, in the County of Cook, State of Illinois, to-wit:

THE WEST 1/2 OF BLOCK 16 IN BLOCK 1 IN SPRINGER AND PIERCE'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 32 IN SCHOOL TRUSTEE'S SUBDIVISION IN SECTION 16, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 526 W 57th Street, Chicago, Illinois ~~60636~~ 60621
Permanent Index Number (PIN): 20 - 16 - 113 - 030 - 0000

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

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any;

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging;

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; Grantor has a good right to sell the same aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

IN WITNESS WHEREOF, Grantor has executed this deed this 21st day of February 2012.

JOYCE RUFFIN

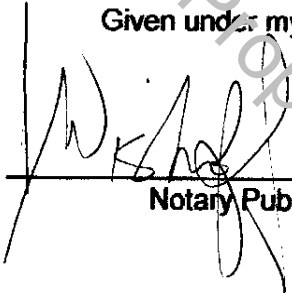
S ✓
P 13
S ✓
SC ✓
INT ✓

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STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do certify that Joyce Ruffin, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the instrument as her free and voluntary act for the uses and purposes therein set forth.



Given under my hand and notary seal this 22nd day of February 2012.




 Notary Public



This instrument prepared by: Jory Wishnoff, 30 N LaSalle Street, Suite 1726, Chicago, Illinois 60602

REAL ESTATE TRANSFER		03/16/2012
	COOK	\$62.50
	ILLINOIS:	\$125.00
TOTAL:		\$187.50

20-16-110-030-0000 | 20120201602440 | M8ABBK

REAL ESTATE TRANSFER		03/16/2012
	CHICAGO:	\$0.00
CTA:		\$0.00
TOTAL:		\$0.00

20-16-110-030-0000 | 20120201602440 | QWUKSF


Mail document to:

Mathewson & Wishnoff, P.C.
 30 North LaSalle Street
 Suite 1726
 Chicago, Illinois 60602

Mail tax bills to:

Mathewson & Wishnoff, PC
 Jory Wishnoff
 30 North LaSalle Street
 Suite 1726
 Chicago, Illinois 60602

EXEMPT FROM CITY OF CHICAGO TRANSFER TAX PURSUANT TO SECTION 3-33-060(L) OF THE CHICAGO REAL PROPERTY TRANSFER TAX ORDINANCE.



 Jory Wishnoff, Attorney

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RECORDER OF Cook COUNTY

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
COUNTY OF Kendall) SS

Eva Cruz, being duly sworn on oath, deposes and states that she reside(s) at _____ . That the attached deed is not in violation of 765 ILCS 205/1 of the Illinois Revised Statutes for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 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 is between owners of adjoining and contiguous land.
5. The conveyance 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 easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purpose 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. The conveyance is made to correct descriptions in prior conveyances.
9. 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.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration 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.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that she make(s) this affidavit for the purpose of inducing the Recorder of 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.

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 8 DAY
OF March, 2012

Linda V. Lis
Notary Public

