

# UNOFFICIAL COPY

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**THIS DOCUMENT PREPARED BY  
AND, AFTER RECORDING, RETURN  
TO:**

John J. Zimmermann, Esq  
TRESSLER, LLP  
22 S. Washington Avenue  
Park Ridge, Illinois 60068

This conveyance is EXEMPT from Transfer  
Taxes per ¶ b of §35 ILCS 200/31-45.

*John J. Zimmermann*  
Village Attorney - Grantee's Agent



Doc#: 1235804005 Fee: \$42.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/21/2012 08:21 AM Pg: 1 of 3

*This space Reserved for Recorder's use only.*

## SPECIAL WARRANTY DEED

GUS TINGOS, a married person, STAVROS KOTTOS, a married person, and GEORGE GAVRIELIDES, a married person (GUS TINGOS, STAVROS KOTTOS and GEORGE GAVRIELIDES are jointly and severally "GRANTORS") for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, do hereby GRANT, SELL AND CONVEY to the GRANTEE, VILLAGE OF LEMONT, an Illinois municipal corporation, title to the following real estate situated in the County of Cook, commonly known as: 10985 S. Archer Avenue (the "Property"), Lemont, Illinois, and legally described as follows:

THAT PART OF THE SOUTHWEST ¼ OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID SOUTHWEST ¼ AND THE SOUTH LINE OF A ONE (1) ACRE TRACT OF LOT 3 IN CANAL TRUSTEE'S SUBDIVISION IN THE SAID SOUTHWEST ¼ SAID SOUTH LINE BEING 660.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST ¼; THENCE NORTH ALONG SAID WEST LINE OF SOUTHWEST ¼ TO THE SOUTHWESTERLY LINE OF ROUTE 83 AS DEDICATED BY DOCUMENT NO. 12010923 AND RECORDED ON JUNE 11, 1937; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE TO THE AFORESAID SOUTH LINE OF THE ONE (1) ACRE TRACT; THENCE WEST ALONG SAID SOUTH LINE OF THE (1) ACRE TRACT TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. (EXCEPTING THE WEST 33.00 FEET THEREOF AND ALSO EXCEPTING THEREFROM THAT PORTION FALLING WITHIN ROUTE 83), IN COOK COUNTY, ILLINOIS. [PIN: 22-13-302-009-0000];

PIN# - 22-13-302-009-0000.

subject to: The warranties of title covering only the period from and after the dates on which the Grantors acquired title to the Property through the date hereof; general real estate taxes not yet due and payable; and covenants, easements, restrictions and documents of record.

TOGETHER WITH all Grantors' right, title and interest in and to the tenements appurtenant to the Property and all easements and rights-of-way of record as well as all

**BOX 333-CT**

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## PLAT ACT AFFIDAVIT

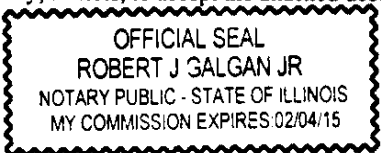
STATE OF Illinois )  
 COUNTY OF DuPage ) SS

being duly sworn on oath, states that he/she  
 resides at 910 340 W. Butterfield Rd #1A  
Elmhurst IL 60126

and that the attached deed or lease is not in violation of the Illinois Plat Act for one of the following reasons (CIRCLE NUMBER BELOW THAT IS APPLICABLE TO ATTACHED DEED OR LEASE):

1. The division or subdivision of land into parcels or tracts of 5 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 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 a 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 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 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 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, provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

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



[Signature]  
 Signature of Affiant  
George Gonzalez

Subscribed and sworn to before me this

10th day of December, 2012  
 Day Month Year

[Signature]  
 Notary Public