

UNOFFICIAL COPY

MAM-200900-5888

WARRANTY DEED

(41)

Return to:

Wheatland Title Guaranty
105 W. Veterans Parkway, Yorkville, IL 60560



Doc#: 1300422064 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/04/2013 01:14 PM Pg: 1 of 3

This space for Recorder's use only

Grantors, **JAVIELE NICHOLS**, a never married man, and **KIEDRA BURRELL**, a never married 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, convey and warrant to **NORFOLK SOUTHERN RAILWAY COMPANY**, a Virginia corporation, 3 Commercial Place, Norfolk, Virginia 23508 the real estate legally described and identified on Exhibit A attached hereto.

IN WITNESS WHEREOF, Grantors have executed this deed this 6 day of December, 2012.

X Javiele Nichols
JAVIELE NICHOLS

X Kiedra Burrell
KIEDRA BURRELL

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 Javiele Nichols and Kiedra Burrell, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notary seal this 6 day of December, 2012.

[Signature]
Notary Public



Mail tax bills to:
Mathewson & Wishnoff, P.C.
30 North LaSalle Street
Suite 1726
Chicago, Illinois 60602

This document was prepared by:
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
Jory Wishnoff, Attorney

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EXHIBIT A

THE WEST 26 FEET OF THE EAST 52 FEET OF LOTS 51 AND 52 AND THE WEST 26 FEET OF THE EAST 52 FEET OF THE NORTH 16 FEET OF LOT 50 IN SUB BLOCK 3 IN WRIGHT, EMBREE AND AYRES SUBDIVISION OF THE BLOCK 33 IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 519 West 59th Street
Chicago, Illinois 60621

PIN: 20-16-304-003

REAL ESTATE TRANSFER	01/04/2013
	CHICAGO: \$0.00
	CTA: \$45.00
	TOTAL: \$45.00
20-16-304-003-0000 20121201601849 4P396E	

REAL ESTATE TRANSFER	01/04/2013
 	COOK \$7.50
	ILLINOIS: \$15.00
	TOTAL: \$22.50
20-16-304-003-0000 20121201601849 TWEZ9P	

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RECORDER OF Cook COUNTY

PLAT ACT AFFIDAVIT

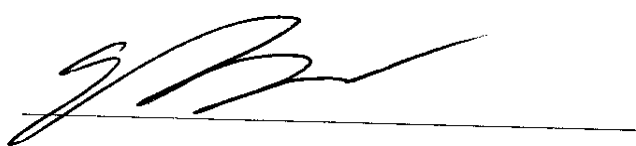
STATE OF ILLINOIS)
COUNTY OF Kendall) SS

Eva Cruz, being duly sworn on oath, deposes and states that she does business at Wheatland Title Guaranty, 105 West Veterans Parkway, Yorkville, Illinois 60560. 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 2 DAY
OF July, 2012
Linda V. Lis
Notary Public

