

# UNOFFICIAL COPY

## WARRANTY DEED

Upon Recording Mail to:  
Illinois State Toll Highway Authority  
Att: Land Acquisition Manager  
2700 Ogden Avenue  
Downers Grove, Illinois 60515

Tollway Parcel: TW-1C-10-072

PIN(s): 28-12-122-016; -017



Doc#: 1301129039 Fee: \$46.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/11/2013 12:01 PM Pg: 1 of 5

THE GRANTOR, Czeslaw Styrzula and Anna Styrzula, husband and wife, as joint tenants of the Village of Posen, County of Cook, State of Illinois, for and in consideration of One Hundred Four Thousand (\$104,000.00) and other good and valuable considerations in hand paid, CONVEY AND WARRANT to the Illinois State Toll Highway Authority, an Instrumentality and Administrative Agency of the State of Illinois, GRANTEE, with principal offices at 2700 Ogden Avenue, Downers Grove, Illinois 60515, any and all right title and interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT ATTACHED HERETO

THIS IS NOT HOMESTEAD PROPERTY

PIN: 28-12-122-016; -017 (affects land and other property)

COUNTY: Cook

ADDRESS: 14610 S. San Francisco Ave., Posen, IL 60469

The Grantor, without limiting the fee simple interest above granted and conveyed, does hereby release the Grantee, its successors and assigns, forever, from all claims arising out of this acquisition which have been settled, including without limitation any diminution of value to the remaining property of the Grantor, its successors, lessees, mortgagees and assigns by reason of the improving, operating and maintaining the above-described premises for toll highway purposes; and for the consideration hereinabove stated, said Grantor also, sells, conveys, transfers and relinquishes to the Grantee any and all rights that Grantor possesses including but not limited to existing, future or potential easements of access or rights of access, crossing, light, air and/or view, to, from, or over the premises herein described and toll highway I-294, including mainline pavement, ramps, drainage ditches, and structures from or to any remaining real property of the Grantor abutting said toll highway I-294.

**EXEMPT FROM ILLINOIS TRANSFER TAX PURSUANT TO 35ILCS 200/31-45(b)**

*[Handwritten Signature]* 10/31/12

# UNOFFICIAL COPY

This Deed is dated as of this 8 day of OCTOBER, 2012

GRANTOR:

GRANTOR:

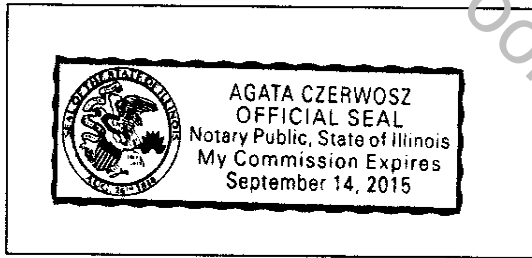
Czeslaw Styrczula  
Czeslaw Styrczula

Anna Styrczula  
Anna Styrczula

State of Illinois )  
County of Cook ) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Czeslaw Styrczula and Anna Styrczula personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 8th day of October, 2012.



Imprint Seal in Box

Agata Czerwosz  
Notary Public

Commission Expires: September 14, 2015

This instrument was prepared by and after recording, mail this instrument and future tax bills to:  
The Illinois State Toll Highway Authority - Attn: Annette Vinelli  
2700 Ogden Avenue, Downers Grove, IL 60515

Return to: TSR-201100-7845  
Wheatland Title Guaranty  
105 W. Veterans Parkway, Yorkville, IL 60560

# UNOFFICIAL COPY

TW-1C-10-072

SHEET 1 OF 1

LOTS 4 AND 5 IN BLOCK 3 IN MIDLOTHIAN GARDEN HOMESITES, BEING A SUBDIVISION OF THE SOUTH 20 ACRES OF THE EAST 112 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS.

THE SAID REAL ESTATE BEING ALSO SHOWN BY PLAT HERETO ATTACHED AND MADE A PART HEREOF.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF Cook            )

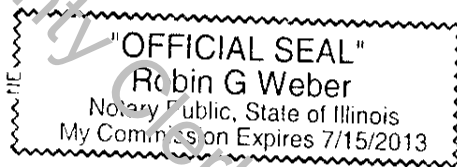
I, J. Steve Santacruz, being duly sworn on oath, state that the attached deed is not in violation of 765 ILCS 205/1(b) because the conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.

Affiant further states 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.

J. Steve Santacruz

Sworn to and subscribed before me  
this 10<sup>th</sup> day of October, 2012

Robin G. Weber  
Notary Public



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

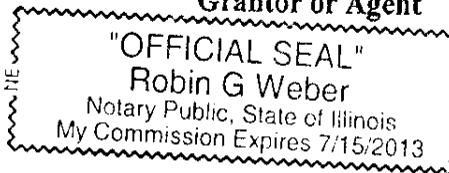
The **Grantor** or his Agent affirms that, to the best of his knowledge, the name of the **Grantee** shown on the Deed of Assignment of Beneficial Interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Oct. 10, 2012

Signature: \_\_\_\_\_

Grantor or Agent

Subscribed and sworn to before me  
By the said J. Steve Santacruz  
This 10 day of October, 2012  
Notary Public Robin G Weber



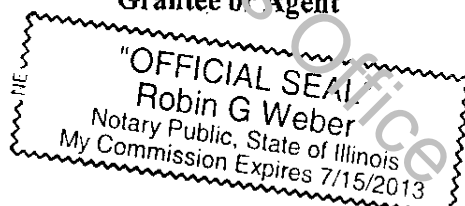
The **Grantee** or his Agent affirms and verifies that the name of the **Grantee** shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date Oct 10, 2012

Signature: \_\_\_\_\_

Grantee or Agent

Subscribed and sworn to before me  
By the said J. Steve Santacruz  
This 10 day of October, 2012  
Notary Public Robin G Weber



**Note:** Any person who knowingly submits a false statement concerning the identity of **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)