

UNOFFICIAL COPY

WARRANTY DEED

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

Tollway Parcel: TW-1C-10-092

PINS: 28-12-114-015 & 28-12-114-016



Doc#: 1323446104 Fee: \$42.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/22/2013 01:02 PM Pg: 1 of 3

THE GRANTOR, Samuel Kramer, a married man, of the Village of Monee, County of Will, State of Illinois, for and in consideration of One Thousand Dollars (\$1,0000) and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) 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, including any after acquired interest, all strips, gores, or gaps:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT ATTACHED HERETO

THIS IS NOT HOMESTEAD PROPERTY

PIN: 28-12-114-015 & 28-12-114-016

COUNTY: Cook

ADDRESS: 14529 S. Richmond Ave., Posen, IL 60469

The Grantor, without limiting the interest above granted and conveyed, does hereby release the Grantee, its successors and assigns, forever, from all claims arising out of this acquisition as all such have been settled, including without limitation any diminution of value to any remaining property of the Grantor, its successors, lessees, mortgagees and assigns by reason of 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 and or Richmond Street, including mainline pavement, ramps, drainage ditches, and structures from or to any remaining real property of the Grantor abutting said toll highway or public highway / Illinois Route / Road.

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

Amelli 8/21/13

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This Deed is dated as of this 10 day of August, 2013.

GRANTOR:

Samuel Kramer

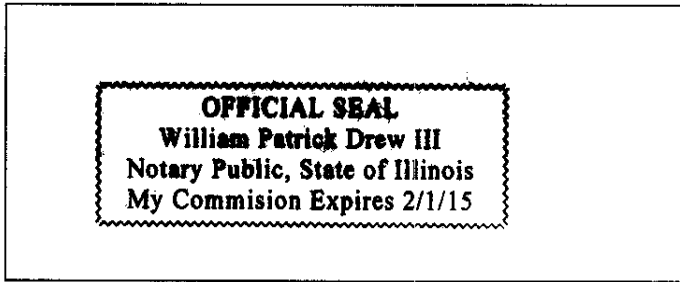
Samuel Kramer

GRANTOR:

STATE OF ILLINOIS)
)SS
 WILL)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Samuel Kramer personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10th day of August, 2013.



Imprint Seal in Box

William Patrick Drew III

Notary Public

Commission Expires: 2/1/2015

This instrument was prepared by and Mail Subsequent Tax Bills to:

Annette Vinelli
The Illinois State Toll
Highway Authority
2700 Ogden Ave.
Downers Grove, IL 60515

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TW-1C-10-092

SHEET 1 OF 1

THAT PART OF LOTS 33 AND 34 IN BLOCK 3 OF JAMES A. McDONALD'S SUBDIVISION OF A PART OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 12, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 33; THENCE (BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES, EAST ZONE, NAD83 [2007 ADJUSTMENT]) SOUTH 87 DEGREES 42 MINUTES 54 SECONDS WEST, ON THE SOUTH LINE OF SAID LOT 33, A DISTANCE OF 103.74 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 42 MINUTES 54 SECONDS WEST, CONTINUING ON SAID SOUTH LINE, 21.53 FEET TO THE WEST LINE OF SAID LOT 33; THENCE NORTH 2 DEGREES 01 MINUTES 50 SECONDS WEST, ON THE WEST LINE OF SAID LOTS 33 AND 34, A DISTANCE OF 47.76 FEET; THENCE SOUTH 28 DEGREES 20 MINUTES 32 SECONDS EAST, 52.30 FEET TO THE POINT OF BEGINNING.

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

Cook County Clerk's Office