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Doc#: 1331904140 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 11/15/2013 02:48 PM Pg: 1 of 3

PLAT ACT AFFIDAVIT METES AND BOUNDS

STATE OF ILLINOIS
COUNTY OF COOK

AMIN MOTEN being duly sworn on oath states that he is the sole member of Combined Properties, LLC, the owner of 2598 W. Higgins Road, Hoffman Estates, IL. That the attached deed is not in violation of Section 1 of Chapter 205/1 of the Illinois Compiled Statutes for one of the following reasons:

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 is of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
5. The conveyance is of land owned by a railroad or other public utility which does not involve new streets or easements of access.
6. The conveyance is 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 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.
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, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that they make this affidavit for the purpose of inducing the RECORDER OF DEEDS OF COOK County, Illinois to accept the attached deed for recording.

BOX 15

Permanent Real Estate Index Number(s) 07-07-100-017-0000

Address(es) of premises: 2598 W.Higgins Road, Hoffman Estates IL 6019569

FIDELITY NATIONAL TITLE 53613239

S	Y
P	3
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FIDELITY NATIONAL TITLE INSURANCE COMPANY

1990 E. ALGONQUIN RD., #201, SCHAUMBURG, ILLINOIS 60173

PHONE: (847) 397-1300

FAX: (847) 885-5728

ORDER NUMBER: 2011 053013239 USC
STREET ADDRESS: 2598 W HIGGINS ROAD

CITY: HOFFMAN ESTATES COUNTY: COOK
TAX NUMBER: 07-07-100-017-0000

LEGAL DESCRIPTION:

THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID NORTHWEST FRACTIONAL QUARTER WITH A LINE 50 FEET EAST OF AND PARALLEL WITH AND MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID NORTHWEST FRACTIONAL QUARTER, THENCE SOUTH ALONG SAID PARALLEL LINE 105.30 FEET TO THE NORTHERLY LINE OF THE RIGHT-OF-WAY OF STATE ROUTE NO. 72, AS RIGHT-OF-WAY DEDICATED; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE 276.01 FEET TO A POINT; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID NORTHWEST FRACTIONAL QUARTER 294.52 FEET TO THE NORTH LINE OF SAID NORTHWEST FRACTIONAL QUARTER; THENCE WESTERLY ALONG THE NORTH LINE OF SAID NORTHWEST FRACTIONAL QUARTER 218.79 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART THEREOF TAKEN FOR HIGGINS ROAD), IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office