

UNOFFICIAL COPY

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WARRANTY DEED

3-17
6/11

ILLINOIS STATUTORY

(Individual to Individual)



MAIL TO:

Rachel Hampton
The Nature Conservancy
1101 W. River Pkwy., Ste. 200
Minneapolis, MN 55415

Doc#: 1407857111 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/19/2014 02:42 PM Pg: 1 of 4

NAME & ADDRESS OF TAXPAYER:

The Nature Conservancy
8 South Michigan Ave., Ste. 900
Chicago, IL 60603

[RECORDER'S STAMP]

single not married *not in a civil union*
THE GRANTOR, DAYLE W. DROZD, for and in consideration of TEN DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to THE NATURE CONSERVANCY, 4245 North Fairfax Drive, Arlington, VA 22203-1606, Arlington County, State of Virginia, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

THAT PART OF THE EAST 330 FEET OF THE WEST 990 FEET OF THE NORTH 1327 FEET OF THE SOUTHEAST 1/4 OF SECTION 14, NORTH OF THE INDIAN BOUNDARY LINE, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER LINE OF 157TH STREET (SAID LINE OF 157TH STREET BEING 1327 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST 1/4) 660 FEET EAST OF THE CENTER LINE OF CENTRAL PARK AVENUE; THENCE NORTH PARALLEL WITH SAID CENTRAL PARK AVENUE, 233 FEET, THENCE EAST AND PARALLEL WITH THE CENTER LINE OF SAID 157TH STREET 100 FEET, THENCE SOUTH IN A STRAIGHT LINE PARALLEL WITH THE CENTER LINE OF SAID CENTRAL PARK AVENUE, 233 FEET TO THE CENTER LINE OF 157TH STREET, THENCE WEST ALONG THE CENTER LINE OF 157TH STREET 100 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s):

28-14-400-008

Property Address:

3454 W. 155th St., Markham, IL 60428

Dated this 19th day of Feb 2014.

REAL ESTATE TRANSFER		03/14/2014	
	COOK		\$0.00
	ILLINOIS:		\$0.00
TOTAL:			\$0.00
28-14-400-008-0000 20140301603059 DK3UNB			

Day 19 W. Drozd



CITY OF MARKHAM
Water Stamp

Date 3/4/14

\$ 50.00 3240

Handwritten mark

UNOFFICIAL COPY

STATE OF ILLINOIS }ss
County of Will }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **DAYLE W. DROZD** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



On and under my hand and notarial seal, this 21st day of Feb, 2014.

[Signature]

Notary Public

My commission expires on _____, 20__.

{IMPRESS SEAL HERE} _____ COUNTY - ILLINOIS TRANSFER STAMP

NAME and ADDRESS OF PREPARER:
Rachel Hampton
The Nature Conservancy
1101 W. River Pkwy., Ste. 200
Minneapolis, MN 55415

Exempt under provisions of Paragraph _____, Section 4,
Real Estate Transfer Act

2/10/14
Date *[Signature]*
Prepared, Signed or Represented

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

State of Illinois

County of Cook } SS.

Ronald Campbell, being duly sworn on oath, states that he resides at 2940 W. 9th St, Evanston Park, IL. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one 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 between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests herein 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 of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. 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.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered 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. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state 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.

Ronald Campbell

SUBSCRIBED and SWORN to before me
this 13th day of March, 2014
Susan Zmarts



STATEMENT BY GRANTOR AND GRANTEE UNOFFICIAL COPY

The grantor or his agent affirms that, to the best of his knowledge, 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 and hold title to real estate under the laws of the State of Illinois.

Dated March 14, 2014 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said agent
this 14 day of March 2014



[Signature]
Notary Public

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 and hold title to real estate under the laws of the State of Illinois.

Dated March 14, 2014 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said agent
this 14 day of March 2014



[Signature]
Notary Public

NOTE: Any Persons who knowingly submits a false statement concerning the identity of a 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 of ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.}