

UNOFFICIAL COPY

WARRANTY DEED Statutory (ILLINOIS) (General)



THE GRANTORS, James C. Walter, as Trustee under his Declaration of Trust dated January 20, 1999 as to an undivided one-half interest and Mary A. Walter, as Trustee under her Declaration of Trust dated January 20, 1999 as to an undivided one-half interest of the City of Oak Forest County of Cook State of Illinois for and in consideration of TEN and 00/100----- DOLLARS and other good and valuable consideration

Doc#: 1410742041 Fee: \$68.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/17/2014 10:10 AM Pg: 1 of 4

in hand paid, CONVEY and WARRANT to Drs. Rana LLC., 16630 S. Oak Park Avenue, Tinley Park, IL 60477, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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

SUBJECT TO: General taxes for 2013 and subsequent years; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any; and limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable and existing leases and tenancies.

Permanent Index Number (PIN): 28-19-300-054-0000

Address(es) of Real Estate: 16630 S. Oak Park Avenue, Tinley Park, IL 60477

DATE this 24 day of March 2014

James C. Walter, Trustee
James C. Walter, Trustee under his
Declaration of Trust dated 1/20/99

(SEAL) *Mary A. Walter, Trustee*
Mary A. Walter, Trustee under her Declaration
of Trust dated 1/20/99

State of Illinois, County of Will ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James C. Walter and Mary A. Walter 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 said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Given under my hand and official seal, this 24 day of March 2014

Commission expires 20

Notary Public

This instrument was prepared by MARK HICKEY, 7220 West 194th Street, Tinley Park, IL 60487
(NAME AND ADDRESS)

MAIL TO:
Mr. Frank Cortina
124 W Washington St.
Morris, IL 60450 ✓

SEND SUBSEQUENT TAX BILLS TO:
Drs. Rana LLC
16630 S. Oak Park Ave.
Tinley Park, IL 60477

FIRST AMERICAN
File # 2508248



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Property of Cook County Clerk's Office

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|---|------------|
| REAL ESTATE TRANSFER | 04/01/2014 |
|  | COOK |
|  | ILLINOIS: |
| | TOTAL: |

| |
|----------|
| \$125.00 |
| \$250.00 |
| \$375.00 |

28-19-300-054-0000 | 20140101605J07, N4YLYP

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: The North 60 feet of the South 450 feet of the East 307.50 feet of that part of the following described parcel of land (taken as a tract) lying West of the East 50 feet thereof: That part of the Southeast Quarter of the Southwest Quarter of Section 19, Township 36 North, Range 13, East of The Third Principal Meridian, described as follows: Beginning at the Southeast corner of said Southeast Quarter of the Southwest Quarter and running thence West along the South line thereof, 316.50 feet; thence North along a straight line 880 feet to a point 316.37 feet West of the East line of said Southeast Quarter of the Southwest Quarter; thence East parallel with the South line of said Southeast Quarter of the Southwest Quarter of Section 19, 316.37 feet to the East line of said tract; thence South along said line, 880 feet to the point of beginning, all in Cook County, Illinois.

Permanent Index #'s: 28-19-300-054-0000 Vol. 031

Property Address: 16630 S. Oak Park Ave., Tinley Park, Illinois 60477

**COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____**

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

James Walter being duly sworn on oath, states that he resides at 6130 VICTORIA Ct. OAK FOREST, IL That the attached deed is not in violation of Section 1 of the Plat Act (765 ILCS 205/1) for one of the following reasons:

Section A. Said deed is not applicable as the grantors own no adjoining property to the premises described in said deed.

OR

Section B. The conveyance falls within one of the following exemptions set forth in the Act at paragraph (b) of 1:

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 of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. 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;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 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 configurations 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.

CIRCLE LETTER OR NUMBER WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of _____ County, Illinois to accept the attached deed for recording.

James C. Walter

SUBSCRIBED AND SWORN to before me
This 27 day of March, 14

Mark Hickey
NOTARY PUBLIC
"OFFICIAL SEAL"
MARK HICKEY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 014