



Warranty Deed

Doc#: 1412526019 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/05/2014 10:49 AM Pg: 1 of 3

ILLINOIS

ST51413 741
201413557 BM 2

Above Space for Recorder's Use Only

THE GRANTOR(s) 115 Meadow LLC, an Illinois limited liability company, of the Village of Northfield, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Chicago Title Land Trust Company, as Trustee of Trust Number 8002364133 u/t/a dated April 14, 2014, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (1) general real estate taxes not due and payable at the time of closing; (2) applicable zoning and building laws, building and building line restrictions and ordinances; (3) acts done or suffered by Buyer or anyone claiming by through or under Buyer; and (4) recorded utility easements, if any, provided they do not interfere with the use and enjoyment of the Property as a residence.

Permanent Real Estate Index Number(s): 05-20-407-011-0000
Address(es) of Real Estate: 115 Meadow Lane, Winnetka, Illinois 60093

The date of this deed of conveyance is April 25, 2014.

115 Meadow, LLC

By:

[Signature]
(SEAL) Leo Birov, Trustee of the Leo Birov Trust, Member of 115 Meadow, LLC

(SEAL)

REAL ESTATE TRANSFER 04/28/2014

Table with 3 columns: Description, Amount, Total. Rows: COOK \$2,600.00, ILLINOIS: \$5,200.00, TOTAL: \$7,800.00

05-20-407-011-0000 | 20140401604877 | DVW4AE

(SEAL)

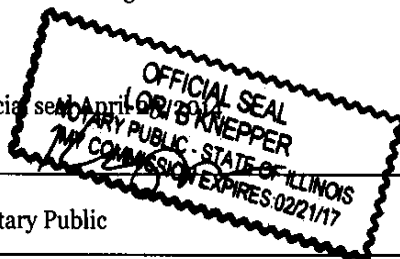
(SEAL)

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 Leo Birov, Trustee of the Leo Birov Trust, Member of 115 Meadow, LLC, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)
(My Commission Expires)

Given under my hand and official seal April 28, 2014

[Signature]
Notary Public



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N
S
NTA

UNOFFICIAL COPY**LEGAL DESCRIPTION**

For the premises commonly known as 115 Meadow Lane, Winnetka, Illinois 60093

THE NORTH 1/2 (EXCEPT THE SOUTH 10 FEET THEREOF) OF THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: :
 BEGINNING AT THE POINT IN THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, 582.67 FEET WEST OF THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20 AS MEASURED ALONG THE SAID SOUTH LINE OF THE SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, THENCE WEST ALONG SAID SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, 312 FEET, THENCE NORTH 00 DEGREES AND 51 MINUTES WEST 372.31 FEET TO A POINT IN THE NORTH LINE OF THE REAL ESTATE COVEYED TO EUGENE M. BARNHART AND LILLIAN J. BARNHART, HIS WIFE AS JOINT TENANTS IN A CERTAIN WARRANTY DEED FROM THOMAS E. BULGER AND WIFE AND RALPH M. GATELY AND WIFE, DATED FEBRUARY 1, 1924 AND RECORDED AS DOCUMENT 8271307 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON FEBRUARY 2, 1924 IN BOOK 19501 OF RECORDS PAGE 58, THENCE EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, 312 FEET TO A POINT MARKED WITH AN IRON STAKE, THENCE SOUTH 00 DEGREES 51 MINUTES EAST 372.31 FEET TO THE PLACE OF BEGINNING (SAID LAST MENTIONED LINE 372.31 FEET IN LENGTH CONSTITUTING ALSO THE SOUTH 372.31 FEET OF THE NORTH AND SOUTH CENTER LINE OF CERTAIN TRACT OF REAL ESTATE CONSTITUTED A PRIVATE ROADWAY 20 FEET IN WIDTH, MEASURED EAST TO WEST UNDER A CERTAIN INDENTURE DATED APRIL 7, 1922 AND RECORDED AS DOCUMENT 7458369 AS SAID CENTER LINE IS DEFINED IN ARTICLE 8 (A) OF SAID INDENTURE DATED APRIL 7, 1922) IN COOK COUNTY, ILLINOIS

This instrument was prepared by: Mitchell B. Ruchim & Associates, P.C. 3000 Dundee Road, Suite 415 Northbrook, Illinois 60062	Send subsequent tax bills to: Geoffrey D. Hoffmann and Megan Hoffmann 115 Meadow Lane Winnetka, Illinois 6093	Recorder-mail recorded document to: Berner, Loran & Brant LLC Loran Brant 8000 Maryland Avenue Ste 1550 Clayton, MO 63105
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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS
COUNTY OF COOK } SS.

Leo Birou member of 115 Meadow LLC

, being duly sworn on oath, states that

_____ resides at _____ . 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 therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement 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.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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

115 MEADOW LLC
By: [Signature]
Leo Birou, Trustee of the
Leo Birou Trust, Member of
115 Meadow, LLC

SUBSCRIBED and SWORN to before me

this 25th day of July, 2014

[Signature]
Notary Public
OFFICIAL SEAL
LORI B KNEPPER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 02/21/17